



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

Thursday – July 8, 2021

Regular Meeting – Hybrid Meeting

7:00 PM

TOWN MEETING ROOM – 2ND FLOOR

Killingly Town Hall

172 Main Street

Killingly, CT

MINUTES

Public can also view this meeting on Facebook Live.

Go to www.killinglyct.gov and click on Facebook Live at the bottom of the page.

016101 01 JUL 2021 01:16:10

- I. **CALL TO ORDER** – Chair, Andrew Farner called the meeting to order at 7:02 p.m.
- II. **ROLL CALL** - William Menghi; David Izzo, Sr.; Lynn LaBerge (Vice-Chair); Andrew Farner (Chair). All Members were present in person.

Staff Present – Jonathan Blake, Planner I and Zoning Enforcement Officer (in person).

Others Present – J.S. Perreault, Recording Secretary (via Webex).

- III. **CITIZEN PARTICIPATION** -- Pursuant to Governor’s Executive Order 7B, all public comment can be emailed to 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.

Mr. Farner read the above information aloud.

Mr. Blake stated that no public comment had been received.

- IV. **PUBLIC HEARINGS – (Review/Discussion/Action) – None.**
- V. **UNFINISHED BUSINESS – (Review/Discussion/Action) – None.**
- VI. **NEW BUSINESS**

Annual Organizational Meeting

1. Review of By-Laws (Review/Discussion/Action)
 - The Board reviewed the By-Laws with Mr. Blake.
 - Mr. Blake explained that the changes discussed back in September 2020 had been incorporated. He explained that one item did not get changed (Section 4.2 regarding Town Council looking annually to appoint members if there are vacancies) because it mirrors the Town Ordinance. There are currently vacancies for regular and alternate members.
 - Regarding length of term for alternate members, the Town Ordinance, which states three years, is mirrored.
 - There was discussion regarding Section 8.1 and it was decided to add language. First sentence to read as follows:

“Regular meetings shall be held on the second Thursday of each month at 7:00 P.M. at the Killingly Town Hall/remote.”

- Mr. Blake explained that Order of Business had also been updated to reflect the standard agenda followed for Planning & Zoning.

Motion was made by William Menghi to close the review of the By-Laws to include the following change to Section 8.1, as discussed:

- First sentence to read, “Regular meetings shall be held on the second Thursday of each month at 7:00 P.M. at the Killingly Town Hall/remote.”

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).

2. Election of Officers (Review/Discussion/Action)

- i. Meeting turned over to Staff Liaison.

Mr. Farner turned the meeting over to Jonathan Blake at 7:11 p.m.

- ii. Call for nominations.

Mr. Blake called for nominations for the position of Chair.

Motion was made by William Menghi to nominate Andrew Farner for the position of Chair.

Second by David Izzo.

There were no other nominations for the position of Chair.

Mr. Blake called for nominations for the position of Vice Chair.

Motion was made by David Izzo to nominate Lynn LaBerge for the position of Vice Chair stating that he would like to keep the same slate of Officers.

Second by William Menghi.

There were no other nominations for the position of Vice Chair.

- iii. Verify acceptance by nominees.

Mr. Blake asked if the nominees accepted the nominations.

Andrew Farner and Lynn LaBerge stated that they accept the nominations.

- iv. Call for vote.

Roll Call Vote for Andrew Farner as Chair and Lynn LaBerge as Vice Chair:

David Izzo – yes; Lynn LaBerge – yes; William Menghi – yes; Andrew Farner – yes.

Motion carried unanimously (4-0-0).

- v. Meeting turned back to new Chair.

Mr. Blake turned the meeting over to Chair, Andrew Farner at 7:14 p.m.

VII. ADOPTION OF MINUTES

a. April 8, 2021, Regular Meeting

Motion was made by David Izzo to adopt the Minutes of the Regular Meeting of April 8, 2021.

Second by William Menghi. No Discussion.

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

Motion carried unanimously (4-0-0).

VIII. CORRESPONDENCE TO THE BOARD – None.

IX. COUNCIL LIAISON – No representation.

X. ADJOURNMENT

Motion was made by Lynn LaBerge to adjourn at 7:15 p.m. Second by William Menghi.

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

Respectfully submitted,

J.S. Perreault
Recording Secretary

STAFF REPORT

GENERAL INFORMATION: VARIANCE #21-828

- REQUEST:** Application #21-828 of Alicia Bianco to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 55' to allow for the construction of a single – family home. Property located at 61 Shippee Schoolhouse Road; Map ID# 009832, Alt ID 208-12; Rural Development Zone.
- PURPOSE:** To vary Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 55' to allow for the construction of a single-family home.
- APPLICANT:** Alicia Bianco
- OWNER:** Alicia Bianco
- PARCEL ID:** Map #009832, Alt ID 208-12
- LOCATION:** 61 Shippee Schoolhouse Road
- ZONING:** Rural Development Zone
- REPORT BY:** Jonathan Blake, Planner / Zoning Enforcement Officer
- SUMMARY:** The applicant would like to construct a 46' x 28' single-family home with a small front porch.
- The property was created during the Shippee Schoolhouse Road & Brickhouse Road Subdivision, being Lot 1 on Map #5225, received for the record on April 27, 2004. Said subdivision resulted in a large area of Conservation Easement. Approximately 2/3rd of 61 Shippee Schoolhouse Road is in a Conservation Easement (See Vol. 967, Page 197). Leaving the remaining area for development, as illustrated by the General Location Survey Septic System Design Plan, by Killingly Engineering Associates dated 8/18/21.
- The following documents have been provided the Boards review: application, statement of hardship, abutters list, copy of certified mailing to abutting town (Foster, RI), property card, deed, Surveyors / Engineer 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.

(#21-000952)

Application... 21-828

Date Submitted: 8/25/21

Date of Receipt by Board Fee: \$435-RJ

Staff Initials: olng 1157

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 ALICIA BIANCO

Day Phone # 401-330-9500 Evening Phone # 401-330-9500

Address 7 WILLOW ROAD, GREENVILLE, RI 02828

Owner of Land SAME

Address _____ Phone # _____

LOCATION OF PROPERTY

Street 61 SHIPPER SCHOOLHOUSE ROAD

GIS # 208 Lot 12 Zoning District RD Lot Size 2.36ac Frontage 250'

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)

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

Proposed Property Use: RESIDENTIAL
(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:

CONSTRUCTION OF A SINGLE-FAMILY HOME WITH ON-SITE
DRILLED WELL & SEPTIC SYSTEM

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

SECTION 450, TABLE A - REDUCTION OF FRONT YARD SETBACK
FROM 75' TO 55'

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.

SEE ATTACHED HARDSHIP STATEMENT

Killingly Engineering Associates

Civil Engineering & Surveying

P.O. Box 421 Killingly, CT 06241

Phone: 860-779-7299

www.killinglyengineering.com



August 25, 2021

Application for Variance
61 Shippee Schoolhouse Road

STATEMENT OF HARDSHIP

On behalf of Alicia Bianco, Killingly Engineering Associates, LLC respectfully requests a reduction in the front yard setback from 75' to 55' to construct a single-family home at the subject address. This request is made as the result of steep slopes on the subject property and the extensive conservation easement that has been deeded on the parcel. To construct the home with a compliant driveway slope would require extensive grading into this conservation easement.

The conditions on this property create a condition where the applicant would be denied rights commonly enjoyed by other property owners in that construction the home at the required 75' setback is not practical. We submit that granting of the requested variance will not confer any special privilege to the applicant not afforded to other property owners in the zone.

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)
- N/A 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:

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: *CB* Date: 8/25/21
(Applicant)

Signed: *CB* Date: 8/25/21
(Owner)



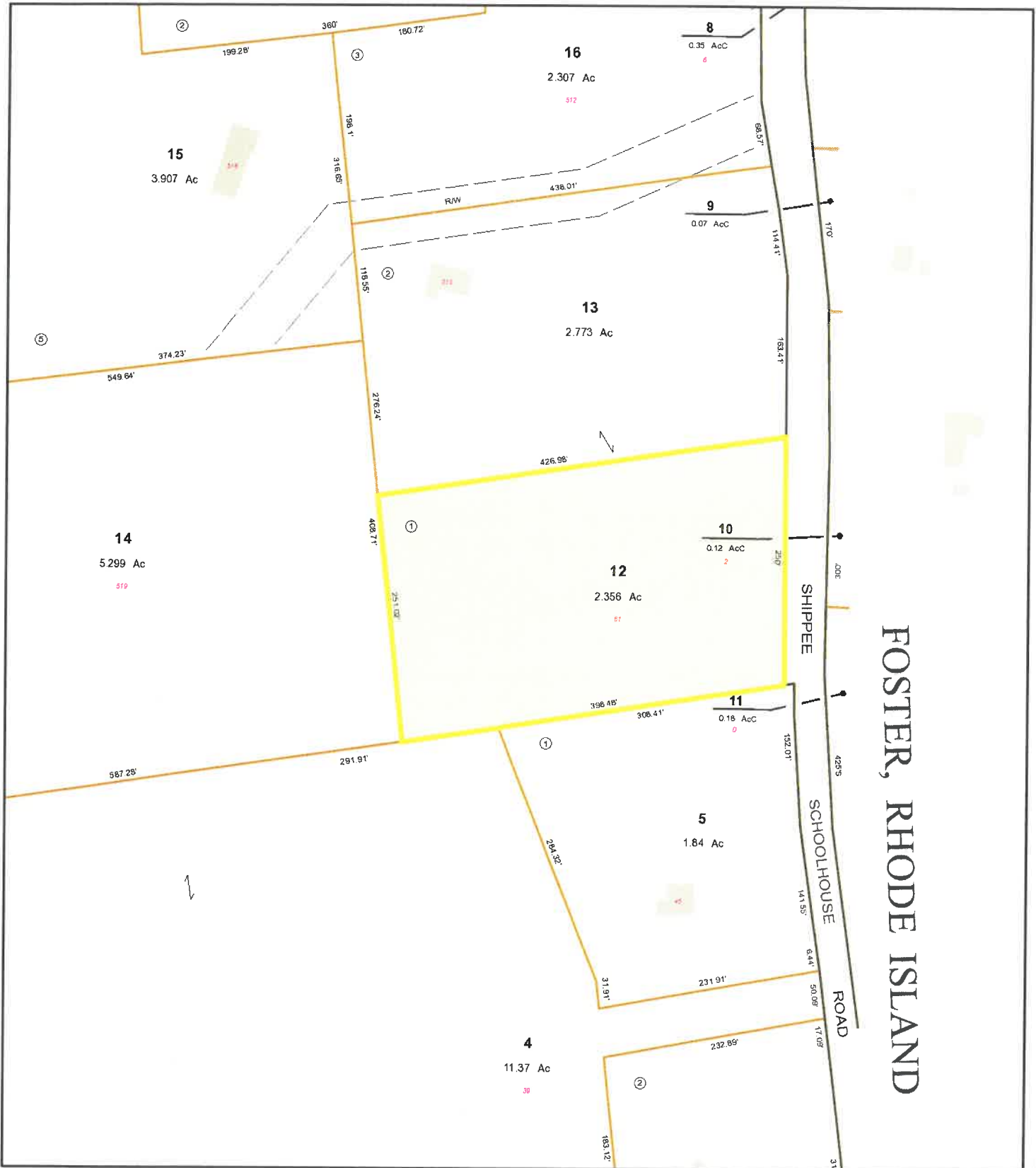
Killingly, CT



August 25, 2021

1 inch = 140 Feet

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.



100 foot Abutters List Report

Killingly, CT
August 25, 2021

Subject Property:

Parcel Number: 208-012-000
CAMA Number: 208-012-000-000 9832
Property Address: 61 SHIPPEE SCHLHSE

Mailing Address: BIANCO ALICIA
7 WILLOW RD
GREENVILLE, RI 02828

Abutters:

Parcel Number: 208-004-000
CAMA Number: 208-004-000-000 9420
Property Address: 39 SHIPPEE SCHLHSE

Mailing Address: ST LAURENT MATTHEW & DANIEL
22 PAINE RD
POMFRET CTR, CT 06259

Parcel Number: 208-005-000
CAMA Number: 208-005-000-000 1571
Property Address: 45 SHIPPEE SCHLHSE

Mailing Address: OLIVO MARK G & GAYLE P
45 SHIPPEE SCHLSE RD
KILLINGLY, CT 06239

Parcel Number: 208-010-000
CAMA Number: 208-010-000-000 9788
Property Address: 2 SHIPPEE SCHLHSE

Mailing Address: ANGELOTTI VINCENT & MARY
43 SHIPPEE SCHLHSE
FOSTER, RI 02825

Parcel Number: 208-011-000
CAMA Number: 208-011-000-000 9789
Property Address: SHIPPEE SCHLHSE

Mailing Address: VA REALTY JOHN SHEKARCHI
8140 SMITHFIELD AV
LINCOLN, RI 02865

Parcel Number: 208-013-000
CAMA Number: 208-013-000-000 9833
Property Address: 513 SHIPPEE EXT

Mailing Address: NANTAIS PATRICIA
513 SHIPPEE EXT
KILLINGLY, CT 06239

Parcel Number: 208-014-000
CAMA Number: 208-014-000-000 9835
Property Address: 519 SHIPPEE EXT

Mailing Address: MEUNIER DANIEL J & CYNTHIA D
12 CHAMBERLAIN ST
JOHNSTON, RI 02919



www.cai-tech.com

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8/25/2021

Page 1 of 1

KILLINGLY ZONING BOARD OF APPEALS

APPLICATION INFORMATION

1. A \$435.00 nonrefundable fee must accompany each application. Checks or money orders must be payable to the Town of Killingly.
2. Complete the application form. Supply all requested attachments and information.
3. The Killingly Zoning Board of Appeals monthly meeting is held on the second Thursday of the month in the 2nd Floor Town Meeting Room, Town Hall, 172 Main Street. Public hearings commence at 7:00 PM. All applications submitted prior to 4:30 PM of the preceding day (Wednesday) will be officially received by the Board ("day of receipt") in accordance with State Statutes.
4. The Connecticut General Statutes govern the application process:
A public hearing must be scheduled within 65 days of the day of receipt (see #3 above)
The public hearing must be completed within 35 days of its commencement.
The decision deadline is 65 days from the close of the public hearing.
Extensions are allowable within guidelines upon the consent of the applicant.
5. Zoning variances are granted only for unnecessary hardship as described in Section 800.2.1 a, b, c & d of the Zoning Regulations (see attached).
6. The concurring vote of four members of the Board is necessary to approve an application.
7. The decision of the Board is published in a legal notice in the Norwich Bulletin. Usually within 1 week (within 15 days by Statute).
8. There is a 15 day appeal period to Superior Court from the date of publication of the decision.
9. At the end of the appeal period, the variance is recorded on the land records in the Town Clerk's office. There is a \$53.00 recording fee paid by the applicant.
10. Provided all aspects of the project meet Zoning and Town Regulations, a zoning permit can then be issued.

For more information, contact:

<u>Planning & Zoning Department and IWWC:</u>	(860) 779-5311.
<u>Building Office:</u>	(860) 779-5315.
<u>Northeast District Department of Health:</u>	(860) 774-7350
<u>Water Pollution Control Authority (Sewer Information):</u>	(860) 779-5392
<u>Crystal Water Company:</u>	(860) 774-8889

800.2 Variances; conditions covering application; procedures:

To authorize upon appeal in specific cases such variance from the terms of these Regulations where, owing to special conditions, a literal enforcement of the provisions of these Regulations would result in unnecessary hardship. (Financial detriment shall not be considered an unnecessary hardship). A variance from the terms of these Regulations shall not be granted by the Zoning Board of Appeals unless and until:

800.2.1 A written application shall be submitted with a \$435.00 fee payable to the Town of Killingly. The application is submitted on a form prescribed by the Commission demonstrating: (Effective Date 02/02/88: Amend 07/01/09).

- 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 same district.
- 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.
- c. That the special conditions and circumstances do not result from the actions of the applicant. Purchase or lease of property shall not constitute such an "action" in this instance.
- d. That granting the variance requested will not confer upon the applicant any special privilege that is denied by these Regulations to other lands, structures or buildings in the same district.



Return Recorded Document to:

Warranty Deed

To all People to whom these Presents shall come, Greeting:

KNOW YE THAT I, **ANTONIO J. FIGUEIRA**, of the Town of Killingly, County of Windham and State of Connecticut (hereinafter referred to as "Grantor"), for the consideration of **FORTY-NINE THOUSAND (\$49,000.00) DOLLARS** received to my full satisfaction of **ALICIA BIANCO**, of the Town of West Warwick, County of Providence and State of Rhode Island, (hereinafter referred to as "Grantee"), do give, grant, bargain, sell and confirm unto the said Grantee, with **WARRANTY COVENANTS**, all that certain piece, parcel or tract of land with the buildings and all other improvements thereon or hereafter placed thereon, situated in the Town of Killingly, County of Windham and State of Connecticut, known as: **61 Shippee School House Road**, being more particularly bounded and described as follows:

SEE "SCHEDULE A" ATTACHED HERETO

SCHEDULE "A"

A certain parcel of land situated on the westerly side of Shippee Schoolhouse Road in the Town of Killingly, County of Windham and State of Connecticut. Being more particularly described as follows:

Beginning at the northeasterly corner of the herein described lot, at a point on the westerly side of Shippee Schoolhouse Road, said point also being the southeasterly corner of Lot 2, as shown on a plan hereinafter referred to,

Thence: S 00° 25' 59" W along the westerly sideline of Shippee Schoolhouse Road for a distance of 250.00 feet to a point,

Thence: S 81° 33' 50" W for a distance of 398.48' to a point,

Thence: N 05° 54' 15" W for a distance of 251.02 feet to a point,

Thence: N 82° 04' 11" E for a distance of 425.96 feet to the easterly side of Shippee Schoolhouse Road and the point of beginning.

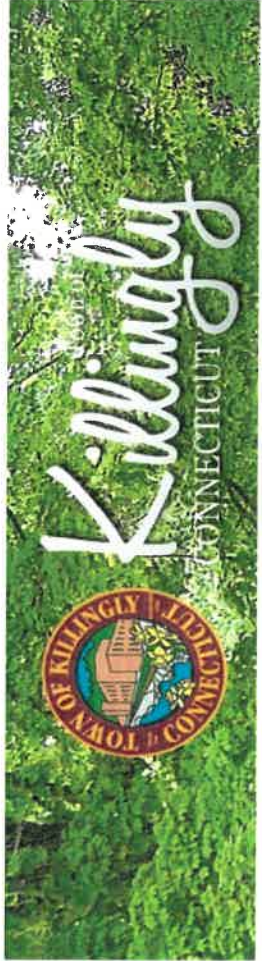
Containing an area of 102,642± S.F. or 2.356± Acres and being shown as Lot 1, on a plan entitled, "Subdivision Plan Shippee Schoolhouse Road & Brickhouse Road Killingly, Connecticut, prepared for Robert Loppi & Marco Loffredo", scale: 1" = 100', date 05/25/03, prepared by CO-OPERATIVE Land Surveyors, LLC, last revised 12/15/03.

Said parcel being subject to such restrictions as shown on said plan.

Said parcel being subject to a portion of a conservation easement as recorded in the Killingly Land Records.

Being the same premises conveyed in a Warranty Deed from Marco F. Loffredo and Robert Loppi to Antonio J. Figueira dated November 24, 2004 and recorded in Volume 971 at Page 173 of the Killingly Land Records.

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 9/2/2021.



Parcel Information

Location:	61 SHIPPEE SCHLHSE	Property Use:	Vacant Land	Primary Use:	Residential Vacant Land
Unique ID:	9832	Map Block Lot:	208-12	Acres:	2.36
490 Acres:	0.00	Zone:	RD	Volume / Page:	1386/ 467
Developers Map / Lot:		Census:	9041-4001		

Value Information

	Appraised Value	Assessed Value	Owner's Data
Land	52,380	36,680	BIANCO ALICIA 7 WILLOW RD
Buildings	0	0	GREENVILLE RI 02828

Owner's Information

Assessed Value

Detached Outbuildings	0
Total	36,680

Appraised Value

Detached Outbuildings	0
Total	52,380

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
BIANCO ALICIA	1386	467	06/30/2021	Warranty Deed	\$49,000
FIGUEIRA ANTONIO J	0971	0173	11/24/2004		\$86,000

Information Published With Permission From The Assessor



Killingly Engineering Associates

P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

August 19, 2021

Certified Mail 7020 2450 0000 6352 9553

Mr. Michael Antonellis, Town Planner
Foster Town Hall Planning Department
181 Howard Hill Road
Foster, RI 02825

Dear Mr. Antonellis:

Killingly Engineering Associates has submitted an application to the Town of Killingly, CT Zoning Board of Appeals to request a reduction in the front yard setback from 75' to 55'. This request is made to avoid grading activities within a deeded Conservation Easement. The boundary of the subject property is located within 500' of the Foster, RI town line. In accordance with section 22a-42c of the Connecticut General Statutes we are providing notice of the activity.

The subject property is located at 61 Shippee Schoolhouse Road in the Town of Killingly, CT. The application is for a single-family residence.

I have provided a reduced sized copy of the plans for your review. If you have any further questions, please feel free to contact me at 860-779-7299.

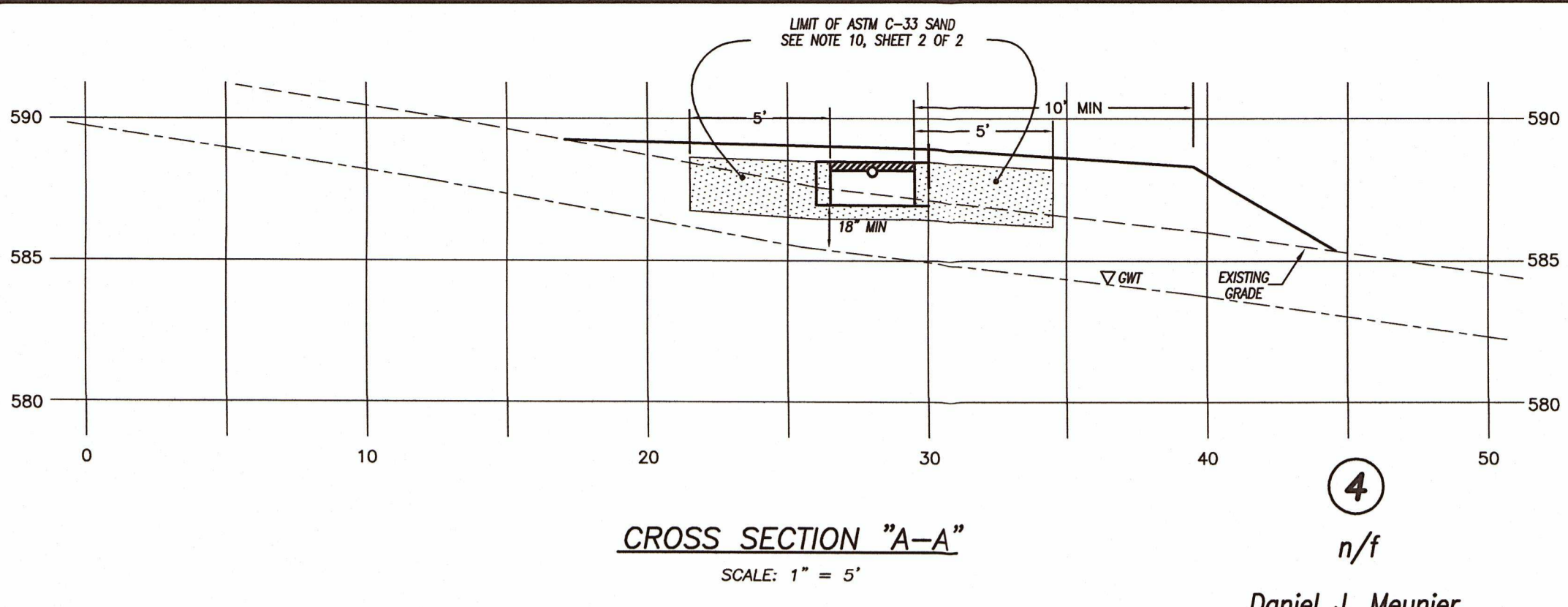
Sincerely:

Normand Thibeault, Jr., P.E.

7020 2450 0000 6352 9553

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Foster, RI 02825	
OFFICIAL USE	
Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.20
Total Postage	\$7.65
Sent To	Mr. Michael Antonellis, Town Planner
Street and A	Foster Town Hall Planning
City, State, Z	Department
	181 Howard Hill Road

0241 07
Postmark Here
08/27/2021



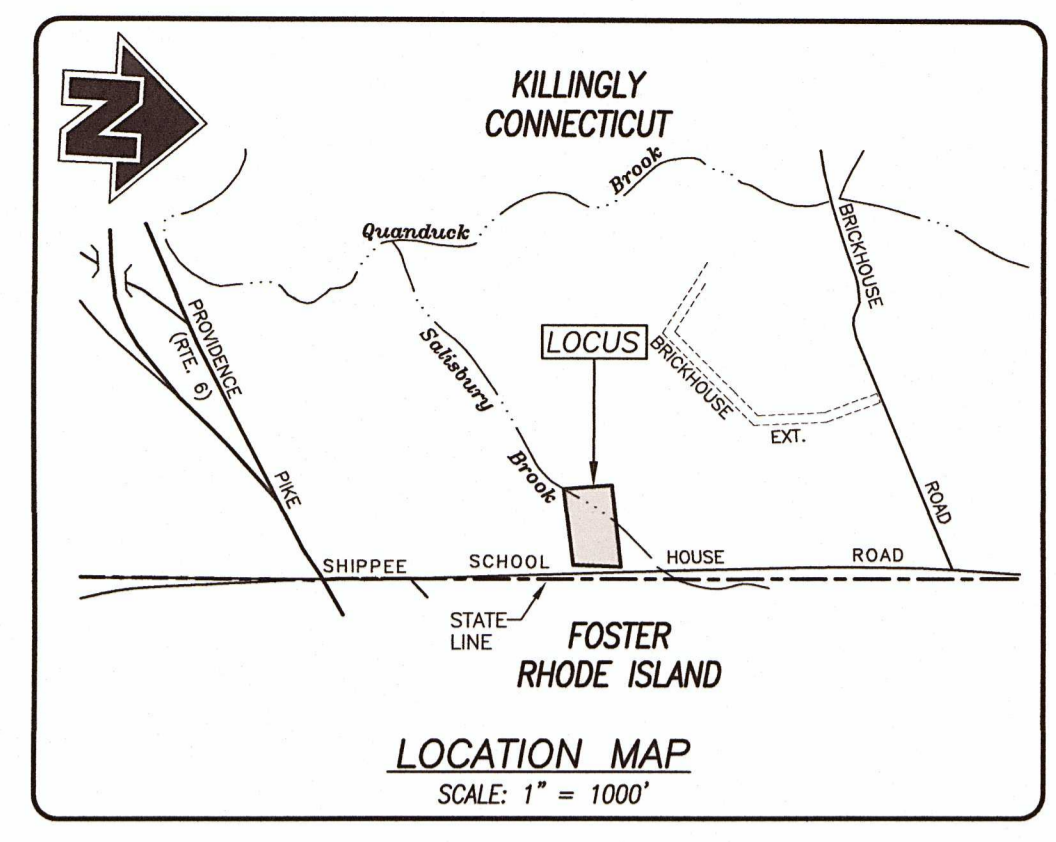
CROSS SECTION "A-A"
SCALE: 1" = 5'

TEST HOLE DATA - See Map Reference
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
1A	0" - 5"	Topsoil / Organics
	5" - 13"	Fine Sandy Loam
	13" - 40"	Loamy Sand
	40" - 82"	Med Compact Sand
	82" - 84"	Ledge
1B	0" - 5"	Organics / Topsoil
	5" - 22"	Fine Sandy Loam
	22" - 48"	Med Coarse Sand
	48" - 50"	Ledge
	50" - 84"	Mottling
103	0" - 6"	Topsoil
	6" - 18"	Fine Sandy Loam
	18" - 28"	Loamy Sand
	28" - 80"	Gray Tight Sandy Pan
	80" - 82"	Ledge
104	0" - 6"	Topsoil
	6" - 18"	Fine Sandy Loam
	18" - 28"	Loamy Sand
	28" - 82"	Gravelly Sandy Pan
	82" - 84"	Ledge

SEPTIC SYSTEM DESIGN DATA

Percolation Rate	= 6.6 min. / in.
4 bedroom house requires	= 577.5 s.f. effective leaching area
Effective Leaching area	= 11 s.f. / l.f. of trench
Length Required	= 577.5/11 = 52.5 l.f.
Length Provided	= 455 l.f.
Min. Leaching System Spread (MLSS)	= 18 x 1.75 x 1.0 = 31.5'
MLSS Provided	= 55'
LEACHING FIELD	
1 Trench @ 55 l.f. each	
Maximum depth into existing grade	= 12"



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996; This map was prepared from record research, other maps, limited field measurements and other sources, it is not to be construed as a Property/Boundary or Limited Property /Boundary Survey and is subject to such facts as said surveys may disclose.
 - This survey conforms to a Class "C" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Survey Type: General Location Survey.
- Zone = RD.
- Owner of record: Alicia Bianco
7 Willow Road
Greenville, RI 02828
- Parcel is shown as Lot #12 on Assessors Map #208.
- Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours taken from the Town of Killingly's GIS data and supplemented with actual field survey. Contour interval = 2'.
- Test Pit data taken from NDDH file number map reference.
- Wetlands shown were taken from map reference.
- Development area lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map #0901360020B Effective Date: January 3, 1985.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

MAP REFERENCE:

"Subdivision Plan - Shippee Schoolhouse Road & Brickhouse Road Killingly, Connecticut - Prepared for - Robert Loppi & Marco Loffredo - Scale: 1" = 100' - Date: 5/25/03 - Revised to: 4/15/04 Sheet 1 of 8 - Prepared by: Co-Operative Land Surveyors, LLC." On file in the Killingly Land Records as Map #5225.

DATE	DESCRIPTION

GENERAL LOCATION SURVEY
SEPTIC SYSTEM DESIGN PLAN

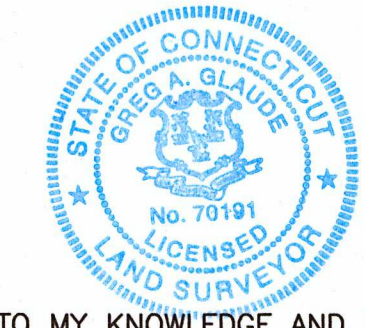
PREPARED FOR
ALICIA BIANCO
61 SHIPPEE SCHOOLHOUSE ROAD
KILLINGLY, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 8/18/2021	DRAWN: AMR
SCALE: 1" = 30'	DESIGN: ---
SHEET: 1 OF 1	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 21088

RECEIVED
AUG 25 2021

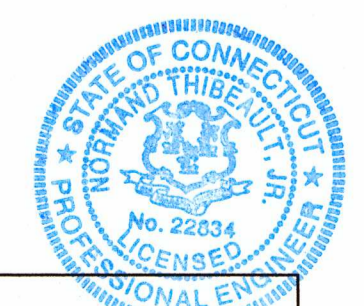
PLANNING & ZONING DEPT.
TOWN OF KILLINGLY



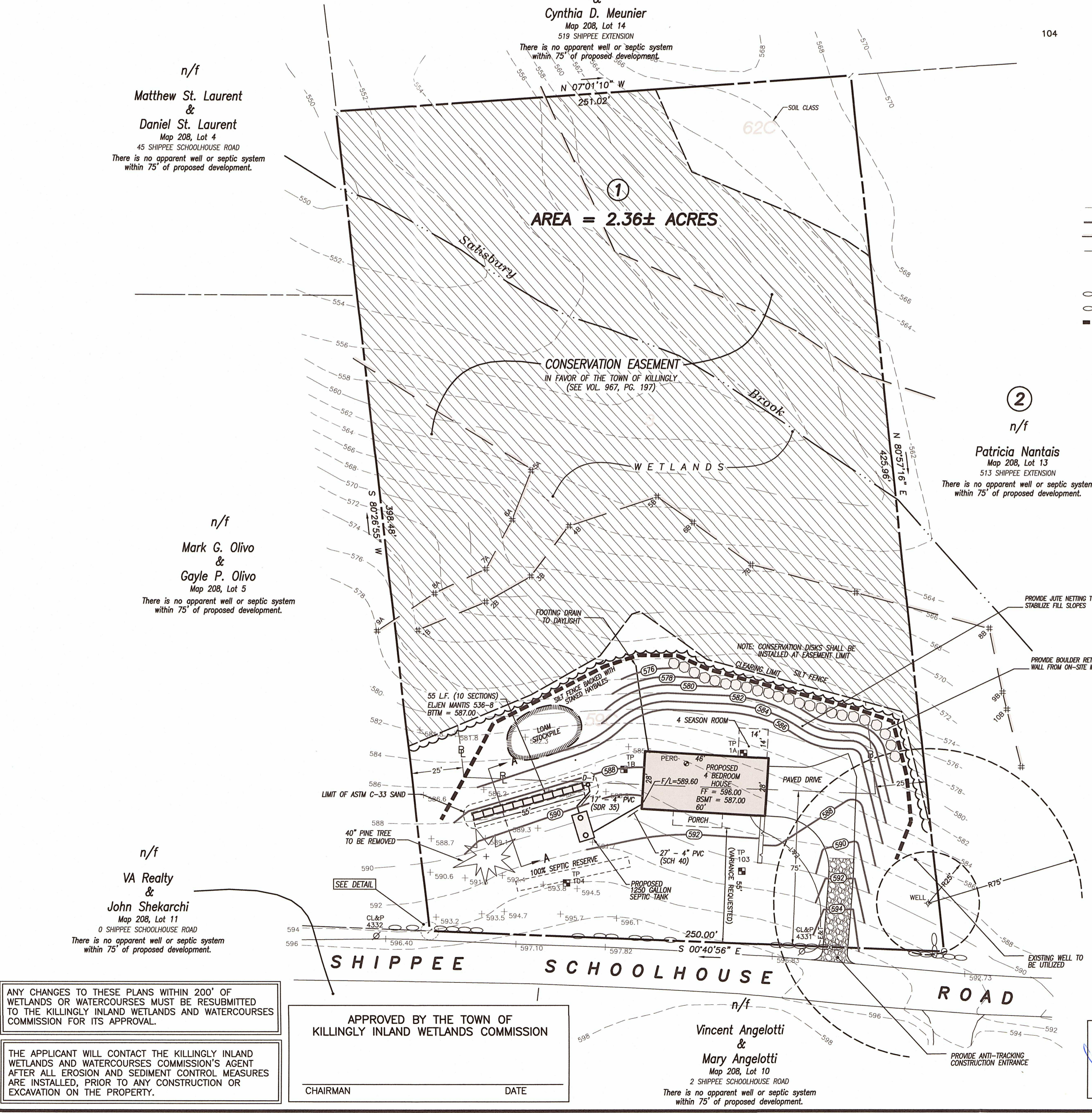
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

Greg A. Glauze, L.S. LIC. NO. 70191 DATE 8.25.2021

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



Norman Thibault, Jr., P.E. No. 22834 DATE



APPROVED BY THE TOWN OF
KILLINGLY INLAND WETLANDS COMMISSION

CHAIRMAN	DATE
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Vincent Angelotti & Mary Angelotti
Map 208, Lot 10
2 SHIPPEE SCHOOLHOUSE ROAD
There is no apparent well or septic system within 75' of proposed development.

ANY CHANGES TO THESE PLANS WITHIN 200' OF WETLANDS OR WATERCOURSES MUST BE RESUBMITTED TO THE KILLINGLY INLAND WETLANDS AND WATERCOURSES COMMISSION FOR ITS APPROVAL.

THE APPLICANT WILL CONTACT THE KILLINGLY INLAND WETLANDS AND WATERCOURSES COMMISSION'S AGENT AFTER ALL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED, PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON THE PROPERTY.

n/f
Matthew St. Laurent & Daniel St. Laurent
Map 208, Lot 4
45 SHIPPEE SCHOOLHOUSE ROAD
There is no apparent well or septic system within 75' of proposed development.

n/f
Mark G. Olivo & Gayle P. Olivo
Map 208, Lot 5
There is no apparent well or septic system within 75' of proposed development.

n/f
VA Realty & John Shekarchi
Map 208, Lot 11
0 SHIPPEE SCHOOLHOUSE ROAD
There is no apparent well or septic system within 75' of proposed development.

Daniel J. Meunier & Cynthia D. Meunier
Map 208, Lot 14
519 SHIPPEE EXTENSION
There is no apparent well or septic system within 75' of proposed development.

Patricia Nantais
Map 208, Lot 13
513 SHIPPEE EXTENSION
There is no apparent well or septic system within 75' of proposed development.



TOWN OF KILLINGLY, CT ZONING BOARD OF APPEALS

Thursday – September 9, 2021

Regular Meeting – Hybrid Meeting

7:00 PM

TOWN MEETING ROOM – 2ND FLOOR

Killingly Town Hall

172 Main Street

Killingly, CT

AGENDA

Public can also view this meeting on Facebook Live.

Go to www.killinglyct.gov and click on Facebook Live at the bottom of the page.

Original Copy
2021 SEP -9 AM 11:14
Killingly, CT

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **CITIZEN PARTICIPATION** -- Pursuant to Governor's Executive Order 7B, all public comment can be emailed to 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.
- 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): 2634 082 9226.
All calls will be answered as received. Note the meeting is also open to the public.

 1. **Application #21-828 of Alicia Bianco** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 55' to allow for the construction of a single – family home. Property located at 61 Shippee Schoolhouse Road; Map ID# 009832, Alt ID 208-12; Rural Development Zone.
- V. **UNFINISHED BUSINESS – (Review/Discussion/Action)**
 1. **Application #21-828 of Alicia Bianco** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 55' to allow for the construction of a single – family home. Property located at 61 Shippee Schoolhouse Road; Map ID# 009832, Alt ID 208-12; Rural Development Zone.
- VI. **NEW BUSINESS**
- VII. **ADOPTION OF MINUTES**
 1. July 8, 2021, Regular Meeting
- VIII. **CORRESPONDENCE TO THE BOARD**
- IX. **COUNCIL LIAISON**
- X. **ADJOURNMENT**