



TOWN OF KILLINGLY, CT ZONING BOARD OF APPEALS

Thursday – October 13, 2022

Regular Meeting – Hybrid Meeting

7:00 PM

**Town Meeting Room – 2nd Floor
Killingly Town Hall
172 Main Street
Killingly, CT**

RECEIVED
TOWN CLERK, KILLINGLY, CT
2022 OCT 18 AM 7:47
Elysebeth M. Quisenberry

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.

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 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.

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