



TOWN OF KILLINGLY

PLANNING & DEVELOPMENT OFFICE

172 Main Street, P.O. Box 6000, Danielson, CT 06239

Tel: 860-779-5311 Fax: 860-779-5381

April 19, 2013

CERTIFIED MAIL

Northeast Connecticut Council of Governments
Regional Planning Agency
Attn: John Filchak, Director
125 Putnam Pike
Dayville, CT 06241

RE: Zone (Text) Change Application #13-1049 of Questar Fueling Company to amend Section 430.1.2b - Commercial storage and sale of fuel and bottled gas and add a new Section 430.1.2k to provide for Compressed Natural Gas Fueling Facilities as a Special Permitted use; Industrial Zone. Full proposed text available in the Planning and Development Office, Town Clerk's Office and on line at www.killinglyct.gov.

Dear Mr. Filchak and Council of Government members,

In accordance with Connecticut General Statutes Section 8-3b, the Killingly Planning and Zoning Commission notifies you that the Commission has received Zone (Text) Change Application #13-1049 of the Killingly Agriculture Commission. The application proposes to add an exception from existing buffering setbacks for Compressed Natural Gas fueling stations and to add a new section providing for Compressed Natural Gas fueling stations as a Special Permitted use in the Industrial Zone. Properties within 500 feet of common municipal boundaries are subject to impact if the proposed amendment is adopted. A copy of the proposal is attached for your reference.

A public hearing has been scheduled for

Monday, May 20, 2013
7:00 PM
Town Meeting Room
Killingly Town Hall
172 Main Street, Danielson

All interested parties are urged to attend and be heard. Written testimony will also be accepted up through the close of the public hearing. The application file is available for

review at the Town Clerk and Planning and Development offices at the above address during regular business hours, as well as on line at www.killinglyct.gov.

Any inquiries or questions can be directed to the Planning and Development Office at 860-779-5311. We appreciate any comments on this pending application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Linda Walden". The signature is written in a cursive, flowing style.

Linda Walden
Director of Planning and Development

cc: File

g. **Analytical Laboratories** (Effective 12/29/00)

430.1.2 **Special Permit uses.**

In addition to the above, the following may be permitted after the securing of a Special Permit as specified in Article VII:

When the development of one of the following uses will result in a disturbed area that is cumulatively more than one-half acre in size, the Commission shall require the applicant to submit an erosion and sediment control plan under the provisions of Section 590 of these regulations.

- a. Bulk storage of cement and petroleum products other than fuel and bottled gas; concrete mixing plants; bituminous paving mixing plants.

- b. Commercial storage and sale of fuel and ^{new}/or bottled gas, provided:

- Total above ground tank capacity shall be not more than 50,000 gallons.
- No above ground tank shall be located within 50 feet of any building or 250 feet of any property line*.

New — ***Exception: Compressed Natural Gas (CNG) fueling stations in accordance with Section 430.1.2k of these regulations.**

- c. Freight and materials trucking business and terminals.

- d. Public service corporation or municipal land use, provided:

- The location of such use in this zone shall be necessary for the health, safety or general welfare of residents of the Town of Killingly.

- Any such use which in the opinion of the Commission is hazardous in nature shall be fenced and/or screened so as to avoid creation of a nuisance attractive to children. When required by the Commission outdoor storage areas shall also be fenced and/or screened. (See Article III, Definitions, "planted screenings").

- e. Retail factory store, provided the following conditions are met:

- Only goods manufactured on that site are sold.
- The maximum allowable retail sales area will be determine by either 5% of the total usable square footage of the industrial complex or 2,000 square feet, whichever is less.
- The retail stores will be physically situated within an existing structure and not a separate building built for the intended purpose of retail sales.
- Additional parking as required in Section 530.1.7 will be provided.

properly screened, and further provided that adequate erosion and sedimentation controls are implemented

- E. Outdoor above-ground storage of flammable materials shall be limited to 1,500 gallons and must meet all applicable codes, including 110% spill containment
- F. No vehicle or equipment salvage or 'boneyard' shall be maintained onsite. A part yard not to exceed 10,000 square feet in area and screened, using vegetation and/or fencing from any adjacent residential property, may be allowed.
- G. There shall be no outdoor storage of salt
- H. Parking shall be provided at the minimum rate of 1.25 spaces per employee
- I. When required by the State of Connecticut DEEP, a "Stormwater Pollution Prevention Plan" and a "Spill Prevention, Countermeasure and Containment Plan for Industrial Activities" shall be prepared and shall be kept on file with the Planning and Zoning Department

Effective Date: 12:01 AM, Wednesday, December 12, 2012

New
text
to end ↓

k. Compressed Natural Gas Fueling Facilities

Outdoor Siting shall be in accordance with NFPA 52-92, with CT Amendments or the most current adopted version of the code.

Refer to CT Supplement NFPA 52-92 for protection of storage and/or dispensing equipment and installation of containers.

Refer to CT Department of Public Safety Gas Equipment and Piping Code, most current adopted version, Section 29-329-1 to Section 29-329-4, inclusive, for installation of fuel gas piping and dispensing systems, fuel gas utilization equipment and related accessories.

All applicable federal, state, and local statutes, rules, regulations and ordinances (including, without limitation, those promulgated and/or enforced by the U.S. Environmental Protection Agency, the Connecticut Department of Energy and Environmental Protection, the Commissioner of the Connecticut Department of Public Safety and the State Fire Marshal's Office, shall apply to the storage, construction of facilities and dispensing of CNG, most current adopted versions.

A. Systems – Compression, storage and dispersing equipment located outdoors see Note #1

1. Shall be above ground;
2. Shall not be located beneath electric power lines or where exposed by their failure; and
3. Shall be a minimum of 20 feet from the nearest building or from any source of ignition.

Note #1: A facility in which CNG compression, dispensing and storage equipment are sheltered by an enclosure constructed on non-combustible or limited combustible materials that has at least one side predominantly open and a roof designed for ventilation and dispersal of escaped gas shall be considered located outdoors.

- B. Location - Compression, storage and dispersing equipment located outdoors
1. Shall not be less than the required front, side and rear yard setbacks within the Industrial Zone; and
 2. Shall be at least 50 feet from the nearest rail of any railroad main track.
 3. A clear space of at least 3 feet shall be provided for access to all valves and fittings of multiple groups of containers
 4. Readily ignitable material shall not be permitted within 20 feet (~~6-m~~) of any stationary container.

During fueling operations, the point of transfer (the point where the fueling connection is made;

- Shall be located at least 20 feet from any building; and
- Shall be at least 3 feet from storage containers;
- Shall not be less than the required setback distances from front, side and rear property lines.

C. Supervision

1. Public CNG vehicle fueling service stations shall have a trained attendant in accordance with the requirements of the CT Department of Public Safety Gas Equipment & Piping Code with CT Amendments.
2. Public CNG vehicle fueling service stations may seek a waiver of this requirement from the CT Department of Public Safety and the State Fire Marshal provided:
 - The facility is equipped with 24-hour video surveillance;
 - The facility is equipped with a 24-hour emergency alarm system with live response personnel.

References:

“A Recommended Permitting Guide for Compressed Natural Gas Fueling Stations” 2006 prepared by Conference of Northeast Regional Fire Officials.