



TOWN OF KILLINGLY, CT ZONING BOARD OF APPEALS

Thursday – September 16, 2021

**Special Meeting – Hybrid Meeting
7:00 PM**

**TOWN MEETING ROOM – 2ND FLOOR
Killingly Town Hall
172 Main Street
Killingly, CT**

2021 SEP 20 PM 1:21

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.

- I. **CALL TO ORDER** – Chair, Andrew Farner called the meeting to order at 7:07 p.m.
- II. **ROLL CALL** - David Izzo, Sr.; Lynn LaBerge (Vice-Chair); Andrew Farner (Chair) present in person.
William Menghi was present via Webex.

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

Others Present – Norm Thibeault, Killingly Engineering Associates (in person); J.S. Perreault, Recording Secretary (arrived at 7:14 p.m. via telephone).

- 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.

Andrew Farner read the above aloud. Jonathan Blake stated that there was no public comment.

- 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.

Andrew Farner read the above aloud.

- a. **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.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview:

- 2.36 acre parcel on the western side of Shippee Schoolhouse Road.

- Only approximately $\frac{3}{4}$ of an acre is useable land. The bulk of the property is covered by an extensive conservation easement that extends well beyond the wetland limits (a no-disturb zone).
- #1 - To build the home 75' off the road and not have any disturbance in the conservation area would require the construction of a pretty extensive retaining wall of 6 feet or higher to fit the house on the lot.
- #2 - The property is very steeply sloped from Shippee Schoolhouse Road down gradient to the west toward the conservation easement. In this very small area that they have to work with, there is anywhere from 16' to 18' of grade change across the lot.
- Other things they have to consider: maximum slopes that they have to adhere to per the Town driveway ordinance. Even if they maximize the slope by pushing the house back 75 feet, it still results in the need for the large retaining wall.
- They do not believe that they are asking for anything that would give the Applicant any rights that any other property owner does not have. It would just allow her to have a little bit of a backyard, not construct such a long driveway, and they are trying to keep the disturbance out of the conservation easement.
- By granting this variance, it would give the Applicant some relief for construction. Mr. Thibeault believes that it would be looked upon more favorably by the IWWC when presented to them next month.
- The abutting Town, Foster, Rhode Island, has been notified by certified mail. Mr. Thibeault has spoken with the Planner there and they have no objections.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- There was discussion regarding the location of the property.
- There was discussion regarding the well which, Mr. Thibeault stated, is an existing, well-yielding, drilled well. Mr. Thibeault stated that there was a site plan approved for this lot 15-18 years ago when the subdivision was first approved. He said that particular site development plan did show extensive retaining walls being built to support the house at the 75' setback.

At this time the Recording Secretary joined the meeting.

There was no further discussion.

Motion was made by David Izzo to close the public hearing for **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.

Second by Lynn LaBerge. 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 #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.

Motion was made by William Menghi to approve **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.

Second by David Izzo. No discussion.

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

Motion carried unanimously (4-0-0).

VI. NEW BUSINESS – None.

VII. ADOPTION OF MINUTES

a. July 8, 2021, Regular Meeting

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

Second by Lynn LaBerge. No discussion.

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

VIII. CORRESPONDENCE TO THE BOARD – None.

IX. COUNCIL LIAISON – No representation.

Lynn LaBerge reported:

- Public Hearing date was set for November 9th for the Westfield Avenue/Community Center Project. Machine Vote set for November 16th.
- Approval of EDC to move funds to explore proposals for the improvement of the School Street Municipal park lot.

X. ADJOURNMENT

Motion was made by David Izzo to adjourn at 7:23 p.m.

Second by Lynn LaBerge. No discussion.

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

Respectfully submitted,

J.S. Perreault
Recording Secretary