



**TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION**

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TOWN CLERK, KILLINGLY, CT  
2023 JUL 14 AM 9:12

**MONDAY – JULY 17, 2023** *Elizabeth M. Wilson*  
**Regular Meeting – HYBRID MEETING**  
**7:00 PM**

**TOWN MEETING ROOM – 2<sup>ND</sup> FLOOR**

**Killingly Town Hall**

**172 Main Street**

**Killingly, CT**

THE PUBLIC IS ALLOWED TO ATTEND THE MEETING IN PERSON  
OR THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW

**AGENDA**

THE PUBLIC CAN 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/ROLL CALL**

**II. SEATING OF ALTERNATES**

**III. AGENDA ADDENDUM**

**IV. CITIZENS' COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING** (Individual presentations not to exceed 3 minutes; limited to an aggregate of 21 minutes unless otherwise indicated by a majority vote of the Commission)

**NOTE:** Public comments can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov) or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239. All public comment must be received prior to 2:00 PM, the day of the meeting. Public comment received will be posted on the Town's website [www.killinglyct.gov](http://www.killinglyct.gov).

**NOTE:** To participate in the CITIZENS' COMMENTS– the public may join the meeting via telephone while viewing the meeting on Facebook live.

To join by phone please dial 1-415-655-0001; and use the access code 2634 438 2472 when prompted.

**V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS**

**VI. PUBLIC HEARINGS – (review / discussion / action)**

**NOTE:** PUBLIC HEARING comments can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov) or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239. All public comment must be received prior to 2:00 PM, the day of the meeting. Public Hearing comments received will be posted on the Town's website [www.killinglyct.gov](http://www.killinglyct.gov).

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**PUBLIC HEARINGS CONT:**

1) **Special Permit Appl #23-1308** – The Craft Group (Big-Y Foods, Inc./Landowner); 70 Wauregan Road; GIS MAP 217; Lot 57; ~8.3 acres; General Commercial; request to open a cannabis establishment (retail and manufacturing); Section 567, Cannabis Establishment; Section 700, et al, Special Permit; and Section 470 Site Plan Review. **Cont. from 05/15/2023 and 06/19/2023. APPLICANT'S SECOND REQUEST FOR A CONTINUATION TO AUGUST 21, 2023.**

2) **Zone TEXT & MAP Change Appl #23-1310** – Town of Killingly, RE: National Flood Insurance Program; a) Federal Emergency Management Agency (FEMA) Flood Maps; b) T.O.K. Zoning Regulations, Section 440, Flood Hazard Districts; c) T.O.K. Subdivision Regulations, Article IV, Section 20 Floodplains.

3) **Zone TEXT & MAP Change Appl #23-1311**– Borough of Danielson, RE: National Flood Insurance Program, a) Federal Emergency Management Agency (FEMA) Flood Maps; b) Borough of Danielson Zoning Regulations, Section 1, Flood Damage Prevention Regulations; and Section 460, Flood Hazard District.

4) **Zone TEXT Change Appl #23-1315** – Town of Killingly, Zone TEXT Change to add more definitions of uses etc. to the Town of Killingly Zoning Regulations, Article III Definitions, Section 310.

5) **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpionato (Nikolas Gounaris, et al and George Reichardt, et al) 536 – 542 – 552 Hartford Pike (536 = GIS MAP 114, Lot 39, 0.95 acres, VC), (542 = GIS MAP 114, Lot 40, 0.34 acres, VC), and (552 = GIS MAP 114, Lot 41, 0.64 acres, VC); for construction of a 12,580 +/- square foot commercial building with drive-thru and associated site improvements.

Hearings' segment closes.  
Meeting Business will continue.

**VII. UNFINISHED BUSINESS – (review / discussion / action)**

1) **Special Permit Appl #23-1308** – The Craft Group (Big-Y Foods, Inc./Landowner); 70 Wauregan Road; GIS MAP 217; Lot 57; ~8.3 acres; General Commercial; request to open a cannabis establishment (retail and manufacturing); Section 567, Cannabis Establishment; Section 700, et al, Special Permit; and Section 470 Site Plan Review. **Cont. from 05/15/23 and 06/19/23.**

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6) **Subdivision Appl. #23-1312** – Nathan Van Der Swaag; 134 Putnam Road, GIS MAP 15, LOT 3, ~16. Acres, Rural Development Zone, to subdivide the property into two lots for family purposes (lot already received its free split). (review/discussion / action)

**VIII. NEW BUSINESS – (review/discussion/action)**

1) **Special Permit Appl. #23-1317** – Canterbury Holdings, LLC (Upper Maple, LLC/Landowner); 25 Colonial Drive; GIS MAP 113; LOT 29-6; 6.57 acres; Low Density Zone. Application for Planned Residential Development – IRL, consisting of sixteen (16) 2-family residential buildings. TOK Zoning Sect. 410.2.2 Low Density/PRD; Sect. 570 Planned Residential Development; Sect. 700 Special Permit; and Sect. 470 Site Plan.

2) **Special Permit Appl. #23-1318** – Jessica O’Brien d/b/a Evergreen Farms (Jessica O’Brien & Michael Shabenas/Landowners); 204 Hartford Pike; GIS MAP 108; LOT 34; ~5.035 acres; Low Density Zone. Conversion of an existing agricultural building to an event /wedding facility. TOK Zoning Sect. 410.2.2(p) Wedding/Event Venues (effective 7/17/2023 at 12:01 am); Section 700, Spec Perm; Section 470, Site Plan

(\*) Applications submitted prior to 5:00 PM on MONDAY, JULY 10, 2023 - will be on the agenda as New Business, with a “date of receipt” of MONDAY, JULY 17, 2023, and may be scheduled for action during the next regularly scheduled meeting of **MONDAY, AUGUST 21, 2023**.  
(\*) Applications submitted by 11:30 AM on FRIDAY, JULY 14, 2023, will be received by the Commission (“date of receipt”) on MONDAY, JULY 17, 2023. However, these applications may not be scheduled for action on MONDAY, AUGUST 21, 2023, as they were submitted after the Commission’s deadline. This is in accordance with Commission policy to administer Public Act 03-177, effective October 1, 2003.

**IX. ADOPTION OF MINUTES – (review/discussion/action)**

- 1) Workshop Meeting Minutes – JUNE 19, 2023
- 2) Regular Meeting Minutes –JUNE 19, 2023

**X. OTHER / MISCELLANEOUS – (review / discussion / action)**

- 1) WORKSHOP – IF NEEDED - Business Park – draft regulations – possible schedule for hearing (August 21, 2023)

**XI. CORRESPONDENCE**

- 1) Letter Dated June 16, 2023 – from GDIT to CSC – Notice of Exempt Modification – 79 Putnam Pike – AT&T
- 2) Zoning Practice – July 2023

**XII. DEPARTMENTAL REPORTS – (review/discussion/action)**

- A. Zoning Enforcement Officer’s & Zoning Board of Appeal’s Report(s)
- B. Inland Wetlands and Watercourses Agent’s Report

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

**XIV. TOWN COUNCIL LIAISON REPORT**

**XV. ADJOURNMENT**

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**VI. PUBLIC HEARINGS – (review / discussion / action)**

1) **Special Permit Appl #23-1308** – The Craft Group (Big-Y Foods, Inc./Landowner); 70 Wauregan Road; GIS MAP 217; Lot 57; ~8.3 acres; General Commercial; request to open a cannabis establishment (retail and manufacturing); Section 567, Cannabis Establishment; Section 700, et al, Special Permit; and Section 470 Site Plan Review. Cont. from 05/15/2023 and 06/19/2023.

**(\*) APPLICANT’S SECOND REQUEST FOR A CONTINUANCE TO AUGUST 21, 2023.**

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<b>APPLICANT(S):</b>	The Craft Group
<b>LANDOWNERS:</b>	Big Y Foods, Inc.
<b>SUBJECT PROPERTY:</b>	70 Wauregan Road
<b>ASSESSOR’S INFO:</b>	GIS MAP 217, LOT 57
<b>ACREAGE AMOUNT:</b>	8.30 acres
<b>ZONING DISTRICT:</b>	General Commercial Zone
<b>REQUEST:</b>	Request for an adult cannabis use establishment for retail & manufacturing
<b>REGULATIONS:</b>	TOK Zoning Regulations Section 567 – Cannabis Establishments

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**Comments:**

The applicant is making a second request for a continuance.

This would bring the hearing date to our next available meeting on Monday, August 21, 2023.

Applicant’s attorney sent an email to staff requesting the continuance, said email is enclosed herewith for your review and discussion.



**Ann-Marie Aubrey**

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**From:** Nicholas Adamopoulos <Nick@lakeshorelegalsolutions.com>  
**Sent:** Tuesday, July 11, 2023 1:09 PM  
**To:** Ann-Marie Aubrey  
**Cc:** Jonathan Androlewicz  
**Subject:** RE: 70 Wauregan Road

PZC JULY 17, 2023  
SPEC Permit 23-1308

Ann Marie

I spoke to the applicant today. They are still finalizing all of the changes to the site plan. Their engineer does not believe these will be done by end of the week as he has been delayed with the holiday and summer.

I kindly request an extension of the hearing until August so that the updated Site Plan can be completed.

Thank you



**NICHOLAS ADAMOPOULOS**  
**LAKE SHORE LEGAL, LLC**  
**PO Box 1210**  
**154 THOMPSON ROAD**  
**WEBSTER, MA 01570**  
**TEL: 508-943-7800 EXT. 402**  
**FAX: 508-948-0570**  
**WWW.LAKESHORELEGALSOLUTIONS.COM**

**RECEIVED**

JUL 11 2023

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

**VII. PUBLIC HEARINGS - (review/discussion/action)**

1) Zone TEXT & MAP Change Appl #23-1310 – Town of Killingly, RE: National Flood Insurance Program; a) Federal Emergency Management Agency (FEMA) Flood Maps; b) T.O.K. Zoning Regulations, Section 440, Flood Hazard Districts; c) T.O.K. Subdivision Regulations, Article IV, Section 20 Floodplains.

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**Legal Notices:**

- 1) Legal Notices were published in the Norwich Bulletin on Monday, 07/03/2023 & Monday, 07/10/2023
  - 2) Memorandum / Legal Notice was posted in the Town Clerk's Office on June 27, 2023
  - 3) Notice was sent to NECCOG via email – John Filchak received and read said notice
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**STAFF COMMENTS**

**Section a) Federal Emergency Management Agency (FEMA) Flood Maps**

1. FEMA has reviewed and updated the Flood Insurance Study (FIS) and the Flood Insurance Rate Map (FIRM) for our community. (NOTE: there were no substantial changes.)
2. Both the FIS and the FIRM will become effective on September 07, 2023
3. Prior to that date, the Town of Killingly must adopt the FIRM to become part of the Town's zoning maps (NOTE: Our adoption must become effective prior to September 7, 2023 – so there will be a seamless acceptance when the FIRM becomes effective statewide.)

- (i) Staff will have paper copies (they are numerous) of the FIRM with us at the meeting if anyone chooses to review them.
- (ii) Staff suggests that a motion be made to adopt and incorporate the FIRM into our regular zoning map layers – that said adoption to become effective on Monday, August 21, 2023, at 12:01 am.

**Section b) T.O.K. Zoning Regulations, Section 440. Flood Hazard Districts**

1. Also included in all of this was a review of our zoning regulations to determine what changes were necessary to our zoning regulations to keep the National Flood Insurance Program as an option for the residents of the Town.
2. Attached please find Section 440. Flood Hazard Districts with the required / necessary text changes to the language.
3. Language that is being dropped is ~~crossed-out~~, and language that is being added or changed is **bolded-italicized- underlined and highlighted yellow**
4. What is before you was reviewed and approved by the National Flood Insurance Program Coordinator. (She helped staff write / create the wording, as she knows what is required by NFIP and FEMA.)

- (i) Staff suggests that a motion be made to adopt and incorporate Section 440. Flood Hazard Districts as revised, and that said adoption to become effective on Monday, August 21, 2023, at 12:01 am.

**Section c) T.O.K. Subdivision Regulations, Article IV, Section 20. Floodplains**

- 1) The State NFIP Coordinator also reviewed our subdivision regulations, and stated we should add Article IV, Section 20. Floodplains.
  - 2) Since this is a new section, all the wording in this section is new.
- (i) Staff suggests that a motion be made to adopt and incorporate Article IV. Section 20 Floodplains into the Town of Killingly Subdivision Regulations, said adoption to become effective on Monday, August 21, 2023, at 12:01 am.

23-1310

Section 440. The Flood Hazard District, of the Town of Killingly Zoning Regulations shall be changed as follows to allow the Town of Killingly, and its residents to benefit from the National Flood Insurance Program (NFIP).

#### Town of Killingly, Zoning Regulations

##### Section 440. Flood Hazard District

In order to prevent future lost of lives and property and to protect the ecological, scenic and recreational quality of stream belts, those areas identified as ~~being subject to special flood hazards on the Flood boundary and Floodway Map and "Flood Insurance Study for the Town of Killingly", effective January 3, 1985, and any revision thereto provided to the town by the Federal Insurance Administration of the U.S. Department of Housing and Urban Development, shall be considered as a zoning district.~~

**special flood hazard areas on the Flood Insurance Rate Maps (FIRM) and the Flood Insurance Study (FIS) for Windham County, Connecticut, dated September 7, 2023, and any subsequent revision thereto, provided to the Town of Killingly by the Federal Emergency Management Agency (FEMA).**

shall be a part of this district. Where questions as to the exact boundaries arise, reference shall be made to the above referenced map and study on file at the Town Hall. Any revisions made to this map and study by the ~~Federal Insurance Administration~~ **Federal Emergency Management Agency (FEMA)** shall also apply to this zoning district, following a public hearing concerning such zoning map revisions.

**All applicants must review and incorporate the Town of Killingly Flood Damage Prevention and Control Ordinance (Chapter 7 of the Town of Killingly Code of Ordinances) which contains more detailed and completed development requirements and standards than provided in this section of the Zoning Regulations.**

a. No filling or other encroachment may take place within the floodway which would impair its ability to carry and discharge flood waters, except where ~~such activity is fully offset by stream improvements~~ **certification, with supporting technical data, by a registered professional engineer is provided demonstrating, through hydrologic and hydraulic analysis performed in accordance with standard engineering practice, that encroachments shall not result in any (0.00 feet) increase in flood levels during occurrence of the base flood discharge published by the Federal Emergency Management Agency (FEMA).** Plans for all filling or other encroachment and for all stream improvements done in conjunction with permitted uses shall be submitted to the Zoning Enforcement Officer and town Engineer for the approval; plans for such activities done in conjunction with special permit uses shall be submitted to the Commission for approval.

b. The Commission shall review development proposals to determine whether such proposals will be reasonably safe from flooding. If a development proposal falls within the limits of the Flood hazard District, such proposal shall be reviewed to assure that (i) all such proposals are consistent with the need to minimize flood damage within the flood prone area; (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and (iii) adequate drainage is provided to reduce exposure to flood hazards.

c. The Commission shall require all development **and subdivision proposals** within this district greater than 50 lots or 5 acres, whichever is lesser, to include within such proposals base flood elevation data.

d. The Commission shall require within this district (i) that all new construction and substantial improvements of residential structures to have the lowest floor (including basement) elevated to or above the base flood level **elevation plus one (1.0) foot**; (ii) that all new construction and substantial improvements of nonresidential structures shall have the lowest floor (including basement) elevated or dry flood proofed to or above the base flood level **elevation plus one (1.0) foot**; and (iii) that where the use of fill would result in an increase in flood levels due to a reduction in the storage capacity of the flood plain, or in the potential for negative impacts to sensitive ecological areas, the use of pilings or columns, rather than fill, shall be used for the elevation of structures.

e. In the absence of base flood elevation data which may be furnished by the ~~Federal Insurance Administrator~~ **Federal Emergency Management Agency (FEMA)**, the Commission shall, with the assistance of the applicant, obtains, review and reasonably utilize any base flood elevation data from a Federal, State, or other source as criteria for requiring the provision of the preceding paragraph. Also see Section 460.1.2 and 530.4 supra.

~~f. The Commission hereby advises the applicant that additional Federal or State permits may be required, and if specific Federal or State permit requirements are known, copies of such permits are to be provided and maintained on file with the development permit. Possible required permits include but are not limited to: Water Diversion, Dam Safety, and corps of Engineers 404. (Effective 04-14-95).~~

f. **The Commission will also evaluate all development proposals utilizing the more detailed requirements contained in the Town of Killingly's Flood Damage Prevention and Control Ordinance (Chapter 7 of the Town of Killingly's Code of Ordinances).**



23-1310

The following wording is to be added to the Town of Killingly Subdivision Regulations to allow the Town of Killingly, and its residents to benefit from the National Flood Insurance Program (NFIP).

#### **Subdivision Regulations**

##### **Article IV. Section 20. Floodplains**

If a proposed subdivision, including the placement of a manufactured home park or subdivision, is located in Special Flood hazard Area (SFHA) the following requirements shall apply:

1. All subdivision proposals shall be consistent with the need to minimize flood damage;
2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards; and
4. The Planning Zoning Commission or its designee shall require the applicant to provide base flood elevation (BFE) for all subdivision proposals, including manufactured home parks and subdivisions. In all special flood hazard areas where base flood elevation (BFE) data is not available, the applicant shall provide a hydrologic and hydraulic engineering analysis performed by a registered professional engineer that generates BFEs for all subdivision proposals and other proposed development, including manufactured home parks and subdivisions.

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**VII. PUBLIC HEARINGS - (review/discussion/action)**

3) **Zone TEXT & MAP Change Appl #23-1311**– Borough of Danielson, RE: National Flood Insurance Program, a) Federal Emergency Management Agency (FEMA) Flood Maps; b) Borough of Danielson Zoning Regulations, Section 1, Flood Damage Prevention Regulations; and Section 460, Flood Hazard District.

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**Legal Notices:**

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**STAFF COMMENTS**

**Section a) Federal Emergency Management Agency (FEMA) Flood Maps**

1. FEMA has reviewed and updated the Flood Insurance Study (FIS) and the Flood Insurance Rate Map (FIRM) for our community.(NOTE: there were no substantial changes.)
  2. Both the FIS and the FIRM will become effective on September 07, 2023
  3. Prior to that date, the Town of Killingly must adopt the FIRM to become part of the Town's zoning maps (NOTE: Our adoption must become effective prior to September 7, 2023 – so there will be a seamless acceptance when the FIRM becomes effective statewide.)
- (i) Staff will have paper copies (they are numerous) of the FIRM with us at the meeting if anyone chooses to review them.
- (ii) Staff suggests that a motion be made to adopt and incorporate the FIRM into our regular zoning map layers – that said adoption to become effective on Monday, August 21, 2023, at 12:01 am.

**Section b) Borough of Danielson Zoning Regulations, Section 1, Flood Damage Prevention Regulations**

1. Also included in all of this was a review of our zoning regulations to determine what changes were necessary to our zoning regulations to keep the National Flood Insurance Program as an option for the residents of the Town.
2. Attached please find Flood Damage Prevention Regulations, Section 1, etc.
3. Language that is being dropped is ~~crossed out~~, language that is being added or changed is **bolded-italicized- underlined and highlighted yellow.**
4. What is before you was reviewed and approved by the National Flood Insurance Program Coordinator. (She helped staff write / create the wording, as she knows what is required by NFIP and FEMA.)
5. On July 9<sup>th</sup> - The Coordinator did identify certain items that needed to be changed, during her "final" review.
  - (a) Page 4, Section 3.2 – deleted the word "ordinance" and replaced it with "regulation".
  - (b) Page 7, top paragraph – deleted the word "ordinance" and replaced it with "regulation".
  - (c) Page 9, Section 4.3-4 – deleted the word "Emergency" and replaced it with "Energy".

(d) Page 12, Section 5.1-1 Anchoring – deleted subparts i. – iv.

(e) Page 12. Section 5.1-1 Anchoring – deleted the sentence “ Specific requirements shall be that” and replaced it with Specific requirements for manufactured (mobile) homes are listed in Section 5.2-3.”

6) Through out the revisions in section 2.0 definitions, there is a note (Note: The following definition is optional, but it is recommended. This is not a required federal definition.) Staff recommends that all those definitions be adopted, because what may only be recommended today could very well end up being required tomorrow. So, let us stay ahead of the curve.

**7) On page 5 of 18 – there is a blue highlight – the NOTE above that paragraph states that the Town/Commission needs to determine a time limit for what is to be considered substantial improvement. What does the commission want to do – what is the time limit the commission wants to go with?**

8) Section 4 – Administration (starts on page 8 of 18) – please note that to make things simpler to understand, and to give two not one staff person the responsibility, changes to the wording took place regarding the staff member that enforces these regulations.

(i) Staff suggests that a motion be made to adopt and incorporate Section 1, Flood Damage Prevention Regulations as revised (presented), and that said adoption to become effective on Monday, August 21, 2023, at 12:01 am.

**Section c) Section 460 – Flood Hazard District / 460.1 General Requirements**

1) Very minor changes were made to this section.

2) Page 1 – bottom of page – added the wording “elevation plus one (1.0) foot”

3) Page 2 – Letter E. was added

(i) Staff suggests that a motion be made to adopt and incorporate Section 460 – Flood Hazard District / 460.1 General Requirements as revised (presented) and that said adoption to become effective on Monday, August 21, 2023, at 12:01 am.



The Flood Damage Prevention Ordinance, of the Borough of Danielson Zoning Regulations shall be changed as follows to allow the Town of Killingly (Borough of Danielson), and its residents to benefit from the National Flood Insurance Program (NFIP).

## **Borough of Danielson, Zoning Regulations**

### **FLOOD DAMAGE PREVENTION ~~ORDINANCE~~ REGULATION**

#### **SECTION 1.0**

##### **1.1 STATEMENT OF PURPOSE**

It is the purpose of the ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

1. To protect human life and health.
2. To minimize expenditure of public money for costly flood control projects.
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the ~~general~~ public.
4. To minimize prolonged business interruptions.
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard.
6. To help maintain a stable tax base by providing for the second use and development of areas of special flood hazard ~~so as~~ to minimize future flood blight areas.
7. To ensure that potential buyers are notified that the property is in an area of special flood hazard.
8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

##### **1.2 METHODS OF REDUCING FLOOD LOSSES**

~~In order to~~ To accomplish its purposes, this ordinance includes methods and provisions for:

1. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities.
2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
3. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters.

4. Controlling filling, grading, dredging, and other development which may increase flood damage.
5. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters, or which may increase flood hazards in other areas.

## **SECTION 2.0 DEFINITIONS**

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

**Area of Special Flood Hazard:** Means the land in the flood plain within a community subject to a one percent or greater change of flooding in any given year. *The Area of Special Flood Hazard is also called the Special Flood Hazard Area (SFHA). SFHAs are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location. SFHAs include, but are not necessarily limited to, the land shown as Zones A, AE, AO, AH on a FIRM.*

**Base Flood:** Means the flood having a one percent chance of being equaled or exceeded in any given year, *also referred to as the one hundred (100) year flood, as published by the Federal Emergency Management Agency (FEMA) as part of a Flood Insurance Study (FIS) and depicted on a Flood Insurance Rate Map (FIRM).*

**Base Flood Elevation (BFE):** *Means the elevation of the crest of the base flood or 100-year flood. The height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas.*

**Basement:** *Means any area of the building having its floor subgrade (below ground level) on all sides.*

(NOTE: The following definition is optional, but it is recommended. This is not a required federal definition.)

**Cost:** *Means, as related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair, or other improvement of a structure shall be established by a detailed written contractor's estimate. The estimate shall include, but not be limited to: the cost of materials (interior finishing elements, structural elements, utility and service equipment); sales tax on materials, building equipment and fixtures, including heating and air conditioning and utility meters; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor's overhead; contractor's profit; and grand total. Items to be excluded include: cost of plans and specifications, survey costs, permit fees, outside improvements such as landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos.*

**Development:** Means any man-made change to improved or unimproved real estate, including but not limited to, *the construction of buildings* building or other structures, *the construction of additions, alterations or substantial improvements to buildings or structures, the placement of buildings or*



structures, mining, dredging, filling, grading, paving, ~~excavation~~ excavating, or drilling operations or storage of equipment, the storage, deposition, or extraction of materials, and the installation, repair or removal of public or private sewage disposal systems or water supply facilities located within the area of special flood hazard.

Existing Manufactured Home Park or Subdivision: Means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, as a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before November 1, 1984, the effective date of the flood plain management regulations adopted by the community.

Expansion to an Existing Manufactured Home Park or Subdivision: Means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Federal Emergency Management Agency (FEMA): Is the federal agency that administers the National Flood Insurance Program (NFIP).

(NOTE: The following definition is optional, but it is recommended. This is not a required federal definition.)

Finished Living Space: Means, as related to fully enclosed areas below the base flood elevation (BFE), a space that is, but is not limited to, heated and/or cooled, contains finished floors, has sheetrock walls that may or many not be painted or wallpapered, and other amenities such as furniture, appliances, bathrooms, fireplaces and other items that are easily damaged by floodwater and expensive to clean, repair or replace. The unfinished enclosed areas below the BFE should comply with FEMA Technical Bulletin 2, Flood-Damage Resistant Materials Requirements.

**Flood or Flooding:** Means a general and temporary condition of partial or complete inundation of normally dry land areas as from either: (1) the overflow of inland or tidal waters, or (2) the unusual and rapid accumulation or runoff of surface waters from any source.

**Flood Insurance Rate Map (FIRM):** Means the official map of a community on which the Federal Insurance Administration Federal Emergency Management Agency (FEMA) has delineated both the area of special flood hazards (100-year floodplain) and the insurance risk premium zones applicable to the community.

**Flood Insurance Study (FIS):** Means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary Floodway Map, and the water surface elevation of the base flood study of a community in which the Federal Emergency Management Agency (FEMA) has conducted an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations.

**Floodway:** Means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation by more than one foot. For the purposes of these regulations, the term "Regulatory Floodway" is synonymous in meaning with the term "Floodway".



**Functionally Dependent Use or Facility:** Means a use or facility that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities. The term does not include seafood processing facilities, long-term storage, manufacturing, sales, or service facilities.

**Historic Structure:** Means any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs.

**Lowest Floor:** Means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor, provided that such an area meets the design requirements specified in Section 5.2-4 of this (ordinance.) regulation.

**Manufactured Home:** Means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term also includes park trailers, travel trailers, recreational vehicles and other similar vehicles or transportable structure placed on a site for one hundred and eighty (180) consecutive days or longer and intended to be improved property.

**Manufactured Home Park or Subdivision:** Means a parcel or contiguous parcels of land divided into two (2) or more manufactured home lots for rent or sale.

**Market Value:** Means, as related to substantial improvement and substantial damage, the market value of the structure shall be determined by the tax assessor's appraised value minus land value prior to the start of the initial repair or improvement, or in the case of damage, the value of the structure prior to the damage occurring.

**Mean Sea Level (MSL):** Means the North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate map (FIRM) are referenced.

**Mobile Home:** Means a structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers.

**New Construction:** Means structures for which the "start of construction" commenced on or after November 1, 1984, the effective date of this ordinance, and includes any subsequent improvements to such structures.



**New Manufactured Home Park or Subdivision:** Means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date, November 1, 1984 of the floodplain management regulation adopted by the community.

**Recreational Vehicle:** Means a vehicle which is: (a) built on a single chassis; (b) four hundred (400) square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

**Start of Construction:** Means, (for other than new construction or substantial improvements under the Coastal Barrier Resources Act {P.L.97-348}, includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, substantial improvement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the state of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erections of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether, or not, that alteration affects the external dimensions of the building.

**Structure:** Means a walled and roofed building or mobile home that is principally above ground that is principally above ground, including a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.

**Substantial Damage:** Means damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

(NOTE: It is recommended that the municipality add a calculation timeframe to the definition of "Substantial Improvement". This timeframe can range from one year (low end) to the life of the structure (high end). A one-year timeframe has been inserted in the definition below as a placeholder. The municipality should replace the one-year timeframe if desired with an appropriate and manageable timeframe of its choice.)

**Substantial Improvement:** Means any combination of repairs, alteration, reconstruction, rehabilitation, addition, or other improvement of a structure taking place within a one (1) year period, the cumulative cost of which equals or exceeds 50 percent of the market value (as determined by the tax assessor's appraised value) of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage", regardless of the actual repair work performed. The market value of the structure should be (1) the tax assessor's appraised value of the

*structure, minus land value, prior to the start of the initial repair or improvement, or (2) in case of damage, the value of the structure prior to the damage occurring. For purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to correct existing state or local health, sanitary, or safety code specifications which have been previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (2) any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".*

~~either: (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "Substantial improvements" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.~~

**Variance:** means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

**Violation:** *Means a failure of a structure or other development to be fully compliant with the community's floodplain management ordinance. A structure or other development without required permits, lowest floor elevation documentation, flood-proofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.*

**Water Surface Elevation:** *Means the height, in relation to the North American Vertical Datum (NAVD) of 1988, or other datum where specified, of floods of various magnitudes and frequencies in the flood plains of riverine areas.*

## **SECTION 3.0**

### **GENERAL PROVISIONS**

#### **3.1 LANDS TO WHICH THIS ORDINANCE APPLIES**

This ordinance shall apply to all areas of special flood hazards within the jurisdiction of the Borough of Danielson.

#### **3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD**

The areas of special flood hazard identified by the Federal Insurance Administration *Federal Emergency management Agency (FEMA) in a its scientific and engineering report entitled Flood Insurance Study (FIS) for Windham County, Connecticut, dated September 7, 2023, with accompanying Flood Insurance Rate Maps (FIRM), dated September 7, 2023, and other supporting data applicable to the Borough of Danielson, and any subsequent revisions thereto, are adopted by reference and declared to be a part*



**of this ~~(ordinance)~~ regulation . Since mapping is legally adopted by reference into this regulation it must take precedence when more restrictive until such time as a map amendment or map revision is obtained from FEMA.**

~~“The Flood Insurance Study for the Borough of Danielson, Windham County, Connecticut dated May 1, 1984, with accompanying Flood Insurance Rate Maps is hereby adopted by reference and declared to be part of this ordinance. The Flood Insurance Study is on file at the office of the Town Clerk.~~

**The areas of special flood hazard include any area shown on the FIRM as Zones A, AE, AO, and AH, including areas designated as a floodway on a FIRM. Areas of special flood hazard are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location. Also included are areas of potential, demonstrable or historical flooding, including any area contiguous with but outside the areas of special flood hazard identified by FEMA, and where the land surface elevation is lower than the base flood elevation (BFE) as shown in the FIS, and the area is not protected from flooding by a natural or man-made feature. The FIRM and FIS are on file at the office of the Town Clerk.**

### **3.3 COMPLIANCE**

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations.

### **3.4 ABROGATION AND GREATER RESTRICTIONS**

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

### **3.5 INTERPRETATION**

In the interpretation and application of this ordinance, all provisions shall be:

1. Considered as minimum requirements.
2. Liberally, construed in favor of the governing body.
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

### **3.6 WARNING AND DISCLAIMER OF LIABILITY**

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations.

Larger floods can and will occur on rarer occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damage. This ordinance shall not create liability on the part of the Borough of Danielson, the Town of Killingly, or any officer or employee thereof, or the ~~Federal Insurance Administration~~ **Federal Emergency Management Agency (FEMA)**, for any flood damages that result reliance on this ordinance, or any administrative decision lawfully made thereunder.

## **SECTION 4.0**

### **ADMINISTRATION**

#### **4.1 PERMITS REQUIRED ESTABLISHMENT OF DEVELOPMENT PERMIT**

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.2. Application for a development permit shall be made on forms furnished by the Zoning Enforcement Officer and may include, but not be limited to; plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required.

*Prior to the beginning of any development, or any construction thereof, within any area of special flood hazard established in Section 3.2; the applicant must apply for the proper planning, zoning, and building permits as required by the Town of Killingly. Said applications are available in the Planning & Development Office at Town Hall. Included with the application should be a site plan (three copies thereof) drawn to scale showing the nature, location, dimension, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing.*

*Specifically, the following information is required.*

1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures.
2. Elevation in relation to mean sea level to which any structure has been flood proofed.
3. Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Section 5.2-2.
4. Description of the extent to which any watercourse will be altered or relocated because of the proposed development.
5. A fee in the amount of \$6.00 shall be charged. Applicant to pay all the appropriate fees for all the applications applied for.

#### **4.2 DESIGNATION OF THE BUILDING OFFICIAL**

#### **4.2 OFFICER'S DESIGNATED TO ADMINISTER AND IMPLEMENT THIS REGULATION**

*The Building Official and Zoning Enforcement Officer, or representatives of those respective offices are hereby appointed to administer and implement this regulation in accordance with its provisions.*

#### **4.3 DUTIES AND RESPONSIBILITIES OF THE BUILDING OFFICIAL and ZONING ENFORCEMENT OFFICER**

The duties of the Building Official and Zoning Enforcement Officer shall include but not be limited to:

##### **4.3-1 PERMIT REVIEW**



1. Review all development permits permit applications to determine that the permit requirements of this ordinance have been satisfied **and to determine whether the proposed building site will be reasonably safe from flooding.**
2. Review all development permits permit applications to determine that all necessary permits have been obtained from these federal, state, or local governmental agencies from which prior approval is required.

#### **4.3-2 OTHER BASE FLOOD DATA**

When base flood elevation data has not been provided in accordance with Section 3.2 BASIS FORESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, **the Building Official and** Zoning Enforcement Officer shall obtain, review, and reasonably utilize any base flood elevation data available from a federal, state, or other source, in order to administer Section 5.2-1 SPECIFIC STANDARDS, Residential Construction, and Section 5.2-2, SPECIFIC STANDARDS, Nonresidential Construction.

#### **4.3-3 INFORMATION TO BE OBTAINED AND MAINTAINED BY ZONING OFFICER**

1. Obtain and record the actual elevation (in relation to mean sea level) of the lowest habitable floor (including basement) of all new or substantially improved structures.
2. For all new or substantially improved flood proofed structures
  - a) Verify and record the actual elevation (in relation to mean sea level) and
  - b) Maintain the flood proofing certifications required in Section 4.1-3.
3. Maintain for public inspection all records pertaining to the provision of this ordinance.

#### **4.3-4 ALTERATION OF WATERCOURSES**

1. Notify adjacent communities and the Department of ~~(Emergency)~~ **Energy and** Environmental Protection prior to any alteration or relocation of a watercourse and submit evidence of said notification to the ~~Federal Insurance Administration.~~ **Federal Emergency Management Agency (FEMA).**
2. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

#### **4.3-5.1 INTERPRETATION OF FIRM BOUNDARIES**

Make interpretations where needed, as to the exact location of the boundaries of the areas or special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 4.4.

(continued on next page)

#### **4.4 VARIANCE PROCEDURE**

##### **4.4-1.1 Appeal Board**

1. The Zoning Board of Appeals as established by ~~Borough of Danielson~~ **Town of Killingly**, shall hear and decide appeals and requests for variances from the requirement of this ordinance.
2. The ~~Danielson~~ **Town of Killingly** Zoning Board of Appeals shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the ~~Building Official~~ Zoning Enforcement Officer in the enforcement of this ordinance.
3. Any person aggrieved by the decision of the ~~Danielson~~ **Town of Killingly** Zoning Board of Appeals may appeal such decision to the Superior Courts, as provided by law.
4. In passing upon such applications, the ~~Danielson~~ **Town of Killingly** Zoning Board of Appeals shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and
  - i) The danger that materials may be swept onto other lands to the injury of others.
  - ii) The danger of life and property due to flooding or erosion damage.
  - iii) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
  - iv) The importance of the services provided by the proposed facility to the community.
  - v) The necessity to/of the facility for waterfront location, where applicable.
  - vi) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage.
  - vii) The compatibility of the proposed use with existing and anticipated developments.
  - viii) The relationship of the proposed use to the comprehensive plan and flood plain management program for that area.
  - ix) The safety of access to the property in times of flood for ordinary and emergency vehicles.
  - x) The expected heights, velocity, durations, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site, and
  - xi) The costs of provided governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
5. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level providing items (i – xi) in Section 4.4-

1.4 have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

6. Upon consideration of the factors of Section 4.4-1.4 and purposes of this ordinance, the ~~Danielson~~ **Town of Killingly** Zoning Board of Appeals may attach such conditions as it deems necessary to further the purposes of this ordinance.
7. The ~~Building Official~~ **Zoning Enforcement Officer** shall maintain the records of all appeal actions and report any variances to the ~~Federal Insurance Administration~~ **Federal Emergency Management Agency (FEMA)** upon request.

#### **4.4-2 Conditions for Variances**

1. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section.
2. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
3. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
4. Variances shall only be issued upon all the following.
  - i. A showing of good and sufficient cause
  - ii. A determination that failure to grant the variance would result in exceptional hardship to the applicant, and
  - iii. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in Section 4.4-1.4, or conflict with existing local laws or ordinances.
5. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk from the reduced lowest floor elevation.
6. Sub applicant must record such variance in the town land records before it shall become effective.

## **SECTION 5.0**

### **PROVISIONS FOR FLOOD HAZARD REDUCTION**

#### **5.1 GENERAL STANDARDS**

In all areas of special flood hazards the following standards are required.

### 5.1-1 Anchoring

1. All new construction and substantial improvement shall be anchored to prevent flotation, collapse, or lateral movement of the structure, **resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.**
2. All **manufactured (mobile) homes shall be placed on a permanent foundation which itself is securely anchored to resist flotation, collapse, or lateral movement, hydrodynamic pressures, and impact from floating debris by providing over-the-top ties to ground anchors. The foundation and anchorage of manufactured homes to be located in floodways shall be designed and constructed in accordance with ASCE 24. Specific requirements for manufactured (mobile) homes are listed in Section 5.2-3. Specific requirements shall be that,**
  - i. ~~Over the top ties be provided at each of the four corners of the manufactured / mobile home, with two additional ties per side at intermediate locations, with manufactured / mobile homes less than 50 feet long requiring four (4) additional ties per side. ????~~
  - ii. ~~Frame ties be provided at each corner of the home with five (5) additional ties per side at intermediate points, with manufactured / mobile homes less than 50 feet long requiring four (4) additional ties per side. ????~~
  - iii. ~~All components of the anchoring system be capable of carrying a force of 4,800 pounds, and~~
  - iv. ~~Any additions to the manufactured / mobile home be similarly anchored.~~

### 5.1-2 Construction Materials and Methods

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. **Materials shall conform to the provisions of FEMA Technical Bulletin 2, Flood Damage-Resistant Material Requirements. This includes, but is not limited to, flooring, interior, and exterior walls, wall coverings and other materials installed below the base flood elevation plus one (1.0) foot. The bottom of all electrical, heating, plumbing, ventilation and air conditioning equipment, appliances, fixtures and components, HVAC duct work and duct systems, and any other utility service equipment, facilities, machinery, or connections servicing a structure shall be elevated at least one foot (1.0 ft) above the base flood elevation (BFE). This includes, but is not limited to, furnaces, oil or propane tanks, air conditioner, heat pumps, hot water heaters, ventilation duct work, washer and dryer hook-ups, electrical junction boxes, and circuit breaker boxes. Connections or other equipment that must be located below the BFE plus one foot (1.0 ft) elevation are permitted only when no other elevation alternative is available and provided they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of the base flood event. Electrical wiring systems that must be located below the BFE plus one foot (1.0 ft) shall conform to the standards for wet locations.**



2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

#### **5.1-3 Utilities**

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood water into the system.
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood water into the systems and discharge from the system into flood waters; and
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

#### **5.1-4 Subdivision Proposals**

1. All subdivision proposals shall be consistent with the need to minimize flood damage.
2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage,
4. **Base flood elevation data shall be provided for all subdivision proposals and other proposed development, including manufactured home parks and subdivisions. In all areas of special flood hazard where base flood elevation data is not available, the applicant shall provide a hydrologic and hydraulic engineering analysis performed by a registered professional engineer that generates base flood elevations for all subdivision proposals and other proposed development, including manufactured home parks and subdivisions.**

#### **5.1-5 Additional Standards**

1. **Underground tanks shall be anchored to prevent flotation, collapse, and lateral movement under conditions of the base flood. The bottom of above-ground storage tanks which are located outside or inside of a structure must be elevated one (1.0) foot above the base flood elevation or shall be securely anchored to prevent flotation, collapse, or lateral movement under conditions of the base flood. Where elevated on plat forms, the platforms shall be cantilevered from, or knee braced to the building, or shall be supported on elevated foundations that conform to the standards for the particular flood zone as described in Section 5.3. Anchored tanks must have the top of the fill pipe located at least one (1.0) foot above the BFE and have a screw fill cap that does not allow for the infiltration of flood water.**
2. **New construction, substantial improvements and repair to structures that have sustained substantial damage cannot be constructed or located entirely or partially over water unless they are a functionally dependent use or facility.**

3. If any portion of a structure lies within the area of special flood hazard, the entire structure is considered to be located within the area of special flood hazard and must meet the construction requirements of the flood zone. The structure includes any structurally attached additions, garages, decks, porches, sunrooms, patios, or any other structure attached to the main structure.
4. If a structure lies within two or more flood zones, the construction standards of the most restrictive zone apply to the entire structure (i.e., the structure must be built to the highest base flood elevation). The structure includes any structurally attached additions, garages, decks, porches, patios, sunrooms, or any other structure attached to the main structure.
5. Compensatory Storage. The water holding capacity of the floodplain, except those areas which are tidally influenced, shall not be reduced. Any reduction caused by filling, new construction or substantial improvements involving an increase in footprint to the structure, shall be compensated for by deepening and/or widening of the floodplain. Storage shall be provided on-site, unless easements have been gained from adjacent property owners; it shall be provided within the same hydraulic reach and a volume not previously used for flood storage; it shall be hydraulically comparable and incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Compensatory storage can be provided off-site if approved by the municipality.
6. Equal Conveyance. Within the floodplain, except those areas which are tidally influenced, as designated on the Flood Insurance Rate Map (FIRM) for the community, encroachments resulting from filling, new construction or substantial improvements involving an increase in footprint of the structure, are prohibited unless the applicant provides certification by a registered professional engineer demonstrating, with supporting hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that such encroachments shall not result in any (0.00) feet increase in flood levels (base flood elevation – BFE). Work within the floodplain and the land adjacent to the floodplain, including work to provide compensatory storage shall not be constructed in such a way so as to cause an increase in flood stage or flood velocity.

## **5.2 SPECIFIC STANDARDS**

In all areas of special flood hazards where base flood elevation (BFE) data has been provided as set forth in Section 3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD or Section 4.3-2 OTHER BASE FLOOD DATA, the following provisions are required.

### **5.2-1 Residential Construction**

New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above the base flood elevation (BFE) plus one (1.0) foot.

### **5.2-2 Non-Residential Construction**



New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall either have the lowest floor, including basement, elevated to **one (1.0) foot above** the level of the base flood elevation (BFE); or, together with attendant utility and sanitary facilities, shall.

1. Be **dry** flood proofed so that below the base flood **elevation plus one(1.0) foot level** the structure is watertight with walls substantially impermeable to the passage of water.
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,
3. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. ***Structural design specifications and plans for the construction must be in accordance with acceptable standards of practice for meeting the provisions of this section.*** Such certifications shall be provided to the official as set forth in Section 4.3-3(2) on the ***FEMA Floodproofing Certificate. Electrical, plumbing, machinery, or other utility equipment that service the structure must be elevated one (1.0) foot above the base flood elevation.***

#### **5.2-3 Manufactured (Mobile) Homes and Recreational Vehicles**

1. ***All manufactured homes (including "mobile" homes place on site for 180 consecutive days or longer) to be newly placed, undergoing a substantial improvement or repaired as a result of substantial damage shall be elevated so that the bottom of the frame is located one (1.0) foot above the base flood elevation (BFE). This includes manufactured homes located outside a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an existing manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or on a site in an existing manufactured home park in which a manufactured home has incurred substantial damage as a result of a flood.***
2. ***The manufactured home must also meet all the general standards per Section 5.1-2 and 5.1-3.***
3. ***All manufactured homes shall be placed on a permanent foundation which itself is securely anchored and to which the structure is securely anchored so that it will resist flotation, lateral movement, hydrodynamic pressures, and impact from floating debris. Anchoring may include, but not be limited to, the use of over-the-top or frame ties to ground anchors.***
4. ***Manufactured homes shall be anchored in accordance with Section 5.1-1(2).***
5. ***No manufactured homes shall be placed in a floodway.***
6. ***All manufactured (mobile) homes shall be installed using methods and practices which minimize flood damage. Adequate access and drainage should be provided. Elevation construction standards include piling foundations placed no more than ten (10) feet apart, and reinforcement is provided for piers more than six (6) feet above ground level.***
7. ***Recreational vehicles shall meet the following requirements: either be on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use or meet all the elevation and anchoring requirements for a manufactured home listed above. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site***

only by quick disconnect type utilities and security devices and has no permanently attached additions.

#### 5.2-4 Elevated Buildings

1. All new construction, substantial improvements, or repair to structures that have sustained substantial damage, whether residential or non-residential, that include fully enclosed areas formed by a foundation and other exterior walls shall have the lowest floor elevated to one (1.0) foot above the base flood elevation (BFE). The elevated building shall be designed to preclude finished living space below the lowest floor and be designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls (wet flood-proofing). Designs for complying with this requirement must either be certified by a registered professional engineer or architect as meeting the requirements of ASCE 24 Section 2.6.2.2, or meet the following minimum criteria listed in sections a-h below:
  - a. Provide a minimum of two (2) openings (hydraulic flood vents) having a total net area of not less than one square inch for every one square foot of enclosed area subject to flooding. The enclosed area is measured on the exterior of the enclosure walls. These hydraulic openings must be located on at least two different exterior walls of each enclosed area. If the structure has more than one enclosed area, openings must be installed in the exterior walls of each enclosed area so that flood waters can enter directly from the outside.
  - b. The bottom of all openings shall be no higher than one (1.0) foot above the higher of either the final interior grade or floor elevation, or the finished exterior grade adjacent to the outside of the foundation wall. At least one side of the structure's fully enclosed area must be at or above grade. Filled place around the foundation walls must be graded so that the elevation inside the enclosed area is equal to or higher than the adjacent outside elevation on at least one side of the building. The finished floor of the enclosed area shall be no lower than the bottom of the foundation openings. The foundation slab of a residential structure, including the slab or a crawlspace, must be set equal to the outside finished grade on at least one side of the building.
  - c. The openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic entry and exit of flood waters in both directions without any external influence or control such as human intervention, including the use of electrical and other non-automatic mechanical means. These coverings must not block or impede the automatic flow of floodwaters into and out of the enclosed area. Other coverings may be designed and certified by a registered professional engineer or approved by the Building Official.
  - d. Openings shall not be less than three (3) inches in any direction in the plane of the wall.
  - e. The area cannot be used as finished living space. The use of the enclosed area shall be the minimum necessary and shall only be used for the parking of vehicles, building access or limited storage. Access to the enclosed area shall be the minimum necessary to allow for the



parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator). The enclosed area shall not be used for human habitation.

f. All interior walls, floor, and ceiling materials located below the base flood elevation plus one (1.0) foot elevation shall be unfinished and resistant to flood damage-resistant in accordance with FEMA Technical bulletin 2. Flood Damage-Resistant Requirements.

g. Electrical plumbing, HVAC ductwork, machinery or other utility equipment and connections that service the structure (including, but not limited to, furnaces, oil or propane tanks, air conditioner, heat pumps, hot water heaters, ventilation, washers and dryer hook-ups, electrical junction boxes, circuit breaker boxes and food freezers) are prohibited in the fully enclosed area below the base flood elevation plus one (1.0) foot elevation. Utilities or service equipment located in this enclosed area, even if elevated one (1.0) foot above the base flood elevation in the space, will subject the structure to increased flood insurance rates.

h. A residential building with a structurally attached garage having its floor slab below the base flood elevation is considered an enclosed area below the base flood elevation and must meet the standards of Section 5.2-4 a-g. A garage attached to a residential structure, constructed with the garage floor slab below the base flood elevation, must be designed to allow for the automatic entry and exit of floodwaters in both directions. Flood openings or vents are required in the exterior walls of the garage or in the garage doors. Garage doors that must be manually opened do not meet the flood vent opening requirement in Section 5.2-4 a-c. In addition to the automatic entry of flood water, the areas of the garage below the base flood elevation plus one (1.0) foot must be constructed with flood damage-resistant materials per the requirements of FEMA Technical Bulletin 2. Garages attached to non-residential structures must also meet the aforementioned requirement or be dry flood proofed as per the requirement of Section 5.2-2.

### 5.3 FLOODWAYS

Located within areas of special flood hazard established in Section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

1. Encroachments, including fill, new construction, substantial improvement, and other development is prohibited unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that such encroachment will not result in any (0.00 feet) increase in flood levels during the occurrence of the base flood discharge published by FEMA. Buildings and structures meeting the standard above and located in whole or in part in the floodway shall be designed and constructed in accordance with ASCE 24. Fences in the floodway must be aligned with the flow and be of an open design. A permit may be given which allows encroachments resulting in increases in base flood

*elevations provided the community first obtains a conditional floodway revision by meeting the requirement of C.F.R. 44, Chapter 1, Subsection 65.12.*

2. If Section 5.3(1) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 5.0 PROVISION FOR FLOOD HAZARD REDUCTION.
3. *The Building Official may request floodway data of an applicant for watercourses without FEMA-published floodways. When such data is provided by an applicant or whenever such data is available from any other source (in response to the municipality's request or not), the community shall adopt a regulatory floodway based on the principle that the floodway must be able to convey the waters of the base flood without increasing the water surface elevation more than one (1.0) foot at any point within the community.*
4. *When base flood elevations (BFEs) have been determined within Zone AE on the community's Flood Insurance Rate Map (FIRM) but a regulatory floodway has not been designated, the Building Official must require that no new construction, substantial improvements, repairs to structures which have sustained substantial damage or other development, including fill, shall be permitted which will increase the water surface elevation of the base flood more than one (1.0) foot at any point within the community when all existing and anticipated development is considered cumulatively with the proposed development.*

Section 460 – Flood Hazard District, of the Borough of Danielson Zoning Regulations shall be changed as follows to allow the Town of Killingly (Borough of Danielson), and its residents to benefit from the National Flood Insurance Program (NFIP).

#### **Borough of Danielson, Zoning Regulations**

#### **Section 460 – Flood Hazard District**

##### **460.1 GENERAL REQUIREMENTS**

- A. ~~In order to~~ To prevent future loss of lives and property and to protect the ecological, scenic, and recreational quality of stream belts, those areas identified as being subject special flood hazards on the Official Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) and on an overlay map designed to be used with the Official Borough Zoning Map.
- B. No filling or other encroachment may take place within the floodway which would impair its ability to carry and discharge flood waters, except where such activity is fully offset by stream improvements. Plans for all filling or other encroachment and for all stream improvements done in conjunction with permitted uses shall be submitted to the Zoning Enforcement Officer for approval; plans for such activities done in conjunction with special permit uses shall be submitted to the Commission for approval.
- C. The Commission shall review development proposals to determine whether such proposals will be reasonably safe from flooding. If a development proposal falls within the limits of the Flood hazard District, such proposal shall be reviewed to assure that (i) all such proposals are consistent with the need to minimize flood damage within the flood-prone area, (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided to reduce exposure to flood hazards.
- D. The Commission shall require within this district (i) all new construction and substantial improvements of residential structures to have the lowest floor (including basement) elevated to or above the base flood level elevation plus one (1.0) foot, (ii) all new construction and substantial improvements of nonresidential structures have the lowest floor (including basement) elevated or dry flood-proofed to or above the base flood level elevation plus one (1.0) foot, and (iii) pilings or columns rather than fill, for the elevation for structures within this district, in order to maintain the storage capacity of the flood plain and to minimize the potential for negative impacts to sensitive ecological areas.

- E. *The Commission will also evaluate all development proposals utilizing the more detailed requirements contained in the Borough of Danielson's Flood Damage Prevention Regulation.*

(NOTE: THERE WERE NO FURTHER CHANGES REQUESTED FOR SECT. 460 – FLOOD HAZARD DISTRICT)

(THEREFORE: SECTION 460.2 {Permitted Uses}; and SECTION 460.3 {Uses Allowed by Special Permit}

REMAIN THE SAME.)



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VIII. PUBLIC HEARINGS – (review / discussion / action)

5) Zone TEXT Change Appl #23-1315 – Town of Killingly, Zone TEXT Zone Change to add more definitions of uses etc. to the Town of Killingly Zoning Regulations, Article III Definitions, Section 310.

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APPLICANT(S):	TOWN OF KILLINGLY
LANDOWNER(S):	D/N/A
SUBJECT PROPERTY:	D/N/A
ASSESSOR'S INFO:	D/N/A
ACREAGE AMOUNT:	D/N/A
ZONING DISTRICT:	D/N/A
REQUEST:	Zone TEXT Zone Change to add more definitions of uses etc. to the Town of Killingly Zoning Regulations, Article III Definitions, Section 310.
REGULATIONS:	Reference is hereby made to Article IX - Amendments

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Legal Notices

- 1) Legal Notice was sent to NECCOG via email – rec'd and read by John Filchak
  - 2) Memorandum of proposed zone text change posted in Town Clerk's Office June 28, 2023 @ 1:24 pm
  - 3) Legal Notice posted in Town Clerk's Office on Monday, July 3, 2023
  - 4) Legal Notice published in Norwich Bulletin on Monday, July 3, 2023, and Monday, July 10, 2023
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**STAFF COMMENTS AND SUGGESTIONS**

1) Staff wants the Commission Members to know that notices, etc. included **"NOTE: *Edits, if any, may be suggested & made, to the proposed text up to the close of the hearing; there will be no further advertisement of those edits until the decision of the PZC is published.*"**

2) Staff were asked why the definition regarding Wedding Events/Venue was not included. It was not included as that definition was not in effect at the date and time, we were discussing these definitions. Staff wants to inform commission members that since that definition will take effect on Monday, July 17, 2023, at 12:01 am – it will be included within the regulations after that time.

3) All of the new or revised definitions are located within the **blue boxes**. Any wording and definitions that are to be removed are ~~crossed-out~~.

4) Commission members and staff have gone over these definitions over the past few months during various workshops,

5) Staff recommends that a motion be made to approve, adopt, and integrate the revised definitions into the Town of Killingly Zoning Regulations, Section 310 Definitions.

6) Staff further recommends that the text change take effect on August 21, 2023, at 12:01 am.

## SECTION 310.

## DEFINITIONS

**Access right-of-way** - a strip of land in which a legal interest has been acquired permitting access to an adjoining interior lot from a public street, a proposed public street, or an approved private street. (Amend. of 10-17-83, § B)

**Access strip** - a portion of an interior lot, between the street line of a public street, a proposed public street, or an approved private street, that provides access to said interior lot from a public street, a proposed public street, or an approved private street. (Amend. of 10-17-83, § A)

**Accessory use** - a use or structure subordinate to and customarily incidental to the principal use of land or buildings on the same lot. Unless otherwise specified in this ordinance, no use or structure for commercial or industrial purposes shall be permitted as accessory in a residential zone. Normal sewer, water, and other utility lines shall be considered an accessory use in all zones. Satellite dish antennas shall be considered to be an accessory use. (Amend. of 2-10-86, § 6)

**Active Face** – that portion of the earth or rock excavation where material is being removed daily. In a rock quarry excavation this is typically referred to as the batter or bench face. (Added on 12-18-2017)

**Active Senior Housing** – Housing designed for seniors, 55 years or older and providing several, but not all of the services and facilities required for Assisted Living and/or Congregate Living Facilities. Furthermore, it is a housing facility or community that fully complies with the provisions of the United States Fair Housing Act 42 USC Section 3601 et seq. as amended, (and Connecticut State Statutes Section 46a-64B, as amended, as it pertains to “Housing for Older Persons.”) This includes compliance with any and all rules promulgated by the United States Department of Housing and Urban Development which govern implementation of such Act and compliance with all rules and restrictions promulgated by the Town of Killingly and set forth in this zoning regulation. (Amend. of 09-18-2017)

**Actual use** - the specific use to which a building or property is put. This term shall not be taken as referring to the category of uses allowed in any zone (i.e. all residential, commercial or industrial uses), but rather to a single type of such use. For example, conversion of a single-family house to a two-family house may not require a change in the residential zoning category, but is a change of actual use. Similarly, conversion of a tailor shop to a retail clothes store may not require a change in the commercial use category, but is a change in actual use.

**Adult Care Facility** – A commercial facility providing supervisory care to cognitively and physically impaired adults through a structured, comprehensive program that furnishes a variety of health, social, and related support services. Also known as adult day care facility, adult day health center, adult health centers or senior day care centers. This definition does not include facilities that provide overnight care and accommodation.

**Adult Day Care Facility** – A facility established to offer activity programs authorized by the Department of Mental Retardation and/or the Department of Public Health including training in one or more of the following areas; self care, activities on daily living, personal and social adjustment, work habits and skills, speech and language development. Such a facility may also offer a recreational program involving activities which may be of a social, athletic or purely diversionary

~~nature. This definition does not include facilities that provide overnight care and accommodations.~~  
(Amend. of 09-18-2017)

**Adult oriented Establishment** - shall include, without limitation, “adult bookstores”, “adult motion picture theaters”, “adult mini-motion picture theaters”, and further means any premises to which the public, patrons or members are invited or admitted and which are so physically arranged as to provide booths, cubicles, rooms, studios, compartments or stalls separate from the common areas of the premises for the purpose of viewing adult-oriented motion pictures, or any premises wherein an entertainer provides adult entertainment to a member of the public, a patron or a member, when such adult entertainment is held, conducted, operated or maintained for a profit, direct or indirect. An “adult-oriented establishment” further includes, without limitation, any adult entertainment studio or any premises that are physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, modeling studio, or any other term of like import.

**Adult Bookstore** - means an establishment having a substantial or significant portion of its stock and trade in books, films, video cassettes, sexual aids, toys, novelties, or magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” as defined below, and may in conjunction therewith have facilities for the presentation of adult entertainment, as defined below, and including adult-oriented films, movies or live entertainment, for observation by patrons therein.

**Adult Entertainment** - means any exhibition of any adult-oriented motion pictures, live performance, display or dance of any type, which has as a significant or substantial portion of such performance any actual or simulated performance of “specified sexual activities” or exhibition and viewing of “specified anatomical areas”, removal of articles of clothing or appearing unclothed, pantomime, modeling, or any other personal services offered customers.

**Adult Mini-motion Picture Theater** - means an enclosed building with a capacity of less than fifty (50) persons regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas”, as defined below, for observation by patrons therein.

**Adult Motion Picture Theater** - means an enclosed building with a capacity of fifty (50) or more persons regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas”, as defined below, for observation by patrons therein.

**Agriculture and Farming** – Except as otherwise specifically defined, the words “agriculture” and “farming” shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations; or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to

market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations; or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The Term “farm” includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. Nothing herein shall restrict the power of a local zoning authority under chapter 124; and in accordance with CT General Statutes Sec. 1-1(q), and as may be amended from time to time. (Amend. on 6-17-2019)

**Agricultural Production Purposes** – means activities directly related to the production of agricultural commodities for the purpose of sale. (Added on 12-18-2017)

**Amusement game arcade** - four (4) or more amusement game machines in the same place, location or premises. (Amend. of 11-14-83, § A)

**Amusement game machine** - any machine, whether mechanical, electrical, or electronic, used or designated to be operated for entertainment or as a game by the insertion of a piece of money, coin or token or other article or by paying money to have it activated. This definition shall not include jukeboxes, bowling alleys, vending machines or machines that provide a ride, weight or photograph. (Amend. of 11-14-83, § A)

**Analytical Laboratories** – A building or a group of buildings used for scientific research, investigation, testing or experimentation and where no goods or products are manufactured for sale.

~~Analytical Laboratories – establishments primarily engaged in performing physical, environmental, chemical, and microbiological (except medical and veterinary) testing by professional and technical personnel using scientific equipment.~~

**Ancillary** – Something that is subordinate to, auxiliary to, supplementary to the primary activities or operation of an organization or farm. (Added on 6-17-2019)

**Antique shop** - a commercial establishment for the sale of furniture, clothing, and other household items, generally considered to be antiques.

**Assisted Living Facility** – Housing designed for more fragile seniors, including such facilities licensed and designed to meet the needs of seniors with Alzheimer or other dementia-related illnesses, that provides nursing services, communal dining facilities and meal services, and/or assistance with personal care activities of daily living to clients living within a managed residential community having supportive services that encourage clients, aged 55 or older, to maintain a maximum level of independence. These types of facilities are licensed by Assisted Living Services Agency (ALSA); and are inspected by the CT Department of Health. (Amend. of 09-18-2017)

**Aquaculture** - The farming of the waters of the state and tidal wetlands and manmade tanks both above and in-ground and the production of protein food, including fish, oysters, clams, mussels, and other molluscan shellfish, as may be further defined, and described in CT General Statutes Sec. 1-1(q) as may be amended from time to time.

~~Aquaculture – means the farming of the waters of the state and tidal wetlands and manmade tanks both above and in-ground and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands; and as may~~



~~be further defined and described in CT General Statutes Sec. 1-1(q) as may be amended from time to time. (Amend. on 6-17-2019)~~

**Aquifer protection zone** - the primary and secondary recharge areas of designated aquifers. The aquifer protection zone is shown on overlay to the official zoning map of the Town of Killingly.

**Area of Special Flood Hazard** - the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. (Amend. of 12-10-84)

**Base flood** - the flood having a one percent chance of being equaled or exceeded in any given year. (Amend. of 12-10-84)

**Battery Storage / Battery Energy Storage Systems (BESS)** – Battery storage, or battery energy storage systems (BESS), are devices that enable energy from renewables, like solar and wind, to be stored and then released for use by off-site customers.

**Bed and Breakfast Establishment** – a portion of a residential house or premises where short-term lodging and meals are provided to transients for compensation for a period not to exceed ten contiguous nights. (Amend. Effective: 11-6-98)

**Bedrock** – means the solid rock that underlies the soil and other unconsolidated material or that is exposed at the surface. (Added on 12-18-2017)

**Blasting** – means the detonation of an explosive device as defined by NFPA 495, as amended from time to time, referring to and using the most current version. (Added on 12-18-2017)

**Bond Performance** – means sums of money placed in escrow by the applicant which may be used by the Town to complete and/or correct permitted activities provided the applicant does not complete and/or correct the permitted activities as approved. This bonding assures that the Town will not be left with an incomplete or unsafe project should the applicant default or go bankrupt, and it allows the applicant to proceed in an orderly fashion and utilize staged financing. (Added on 12-18-2017)

**Boulder** – means a large rock of not less than one (1) cubic yard in size. (Added on 12-18-2017)

**Breweries** – A commercial business which conducts the retail sale of beer (malt beverages with alcohol content as defined by Federal law), and the tasting facilities for same, which is brewed on the premises in compliance with applicable state and federal laws. Breweries include wholesale sales, fermenting, aging, storage, bottling, administrative office functions for the brewery and warehousing. Such establishments may also include restaurants as an accessory use. Live entertainment is subject to the use requirements of the district in which the establishment is located.

**Building** - any structure having a roof and intended for the shelter, housing or enclosure of persons, animals or materials, excluding trailers.

**Building height** - the distance measured from the mean level of the ground surrounding the building to the highest point of the roof.

**Building line** - a line running parallel to the street at a distance from the right-of-way equal to the required setback from the street.

**Buffer Zone/ Buffer Strip** – Vegetative screening consisting of, but not limited to, plantings, shrubs, bushes, evergreens, berms, and, which may also include or require, fencing. The purpose of such buffers is to isolate, both visually and acoustically adjacent property areas (or zones) and to help maintain the quiet enjoyment of residential areas. Maintenance of required buffers shall be the

responsibility of the owner and/or occupant of the property. (See also "Planted Screenings" Section 310 Definitions) (Amend. on 6-17-2019)

**Business Support Services** – A commercial establishment primarily engaged in providing services to other business establishments on a fee or contract basis, including information technology services, bookkeeping and payroll services; tax preparation; advertising; building maintenance; personnel and employment services; office equipment rental and leasing, and office supply sales.

**Café** – An informal restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold.

~~**Café** – a place where alcoholic liquor is sold for consumption and food is available for sale, but hot meals are not necessarily served.~~

**Cannabis Establishment** – A producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager and or delivery service. (Refer to Zoning Regulations 567)

**Center, multiuse** - any grouping of two (2) or more separate commercial, professional office, and/or service operations on the same lot. Such centers shall include professional office buildings and shopping centers.

**Certification** – A signed, written approval by the Killingly Planning and Zoning Commission (its designated agent or the Windham County Soil and Water Conservation District) that a soil erosion and sediment control plan complies with the applicable requirements of these regulations.

**Clay** – means a mineral soil consisting of particles less than 0.005 to 0.002 millimeters in equivalent diameter, depending on soil classification system. (Added on 12-18-2017)

**Clinic** – includes a single legal entity or establishment for the diagnosis with or without treatment of patients, with no overnight lodging, with more than three licensed staff, or more than three patient/treatment rooms or a total occupancy, including both patients and staff, of more than twelve.

**Clustered arrangements** - grouping of not more than six (6) separate signs, each of which identifies a governmental, educational, charitable, philanthropic, civic, fraternal, or a religious organization. Such grouping shall be attached to permanent type supports, with the grouping contained within the outer sign supports. Grouping plus supports shall not exceed ten (10) feet in width. Such grouping may include in addition a community "welcome" sign. Notice of temporary events, except for regular meetings or services, shall not be permitted.

**Commercial Earth Excavation and/or Processing Operation** – means a business engaged in the removal and/or alteration of earth materials on site, including screening, crushing, washing and mixing with other approved materials for sale. (Added on 12-18-2017)

**Commercial Forest Practices** – Any forest practice performed by a person other than the owner of the subject forest land for remuneration which, when performed, yields commercial forest products; and in accordance with CT General Statutes Sec. 25-65f (1); and as may be amended from time to time. (Added on 6-17-2019)

**Commercial Forest Products** – Wood products harvested from a tract of forest land in excess of fifty cords or one hundred fifty tons or twenty-five thousand board feet, whichever measure is appropriate, in any twelve month period; and in accordance with CT General Statutes 23-65f (2), and as may be amended from time to time. (Added on 6-17-2019)

**Commercial Forest Practitioner** – Is anyone who advertises, solicits, contracts or engages in a commercial forest practice at any time. Three levels of certification exist: Forester, Supervising Forest Products Harvester, and Forest Products Harvester; and in accordance with CT General Statutes Chapter 451a Forest Practices, and as may be amended from time to time. (Added on 6-17-2019)

**Commercial pig farm** - the keeping of more than fifty (50) pigs, hogs, or swine at one time.

**Commercial poultry farm** - the keeping of more than one thousand (1,000) fowl at one time.

**Commercial Recreational Facilities** – A building or outside grounds where persons engage in non-motorized recreational activities for a fee, including but not limited to, driving ranges, golf, miniature golf, swimming pools, tennis courts, pickle ball courts, racquetball courts, basketball, and other court games, climbing facilities, virtual games (e-sports), and robotic competitions.

**Commercial vehicles, registered** - motor vehicles duly registered with the State Commissioner of Motor Vehicles and bearing commercial number plate(s).

**Commission** – the Planning and Zoning Commission of the Town of Killingly.

**Conference & Convention Centers** – A commercial facility used for business, professional, civic, or religious conferences, seminars, and expeditions.

**Congregate Living Facility** – Housing designed for seniors, 55 years or older, and/or adult individuals with disabilities, who require little, if any, assistance with activities of daily living and who may have some home health care-type services provided to them by in-house staff or an outside agency, offering communal dining facilities and meal services and including, but not necessarily limited to, services such as housekeeping, organized social and recreational activities, and transportation services. (Amend. of 09-18-2017)

**Connecticut Grown** – Produce and other farm products that have a traceable point of origin within the State of Connecticut; and in accordance with CT General Statutes CGS §22-38(a) as may be amended from time to time. (Added on 6-17-2019)

**Contractor's Business** – shall include but not be limited to excavation, building, electrical, plumbing, heating and masonry contractors and similar uses including ancillary offices, garages, outdoor storage, etc.

**Council** - means the Town Council of the Town of Killingly, Connecticut.

**County Soil and Water Conservation District** - the Windham County Soil and Water Conservation District established under subsection (a) of Section 22a-315 of the General Statutes.

**Crop Production, Processing and Sale** – A type of horticultural activity where all food crop growing facilities, processing, packaging, and sales are completely contained within a structure.

**Crushing** – means a process by which rock is reduced in size. (Added on 12-18-2017)

**Data Centers / Internet Server Farm / Computing Infrastructure Provider** – (1) An establishment where its primary use is the compiling, storage, and maintenance of documents, records, and other types of information in digital form utilizing a mainframe computer, and does not include general business offices, computer-related sales establishments, and business or personal services; or (2) A telecommunication carrier facility containing equipment for telecommunications use including switches, routers, operation centers, and other infrastructure critical for dot-com companies, internet servers, data firms, fiber-optic cable, or other technology providers.



**Day camp** - a seasonal facility for the care of five (5) or more children having no overnight accommodations except for staff members.

**Development** - Development means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. Underlined = addition. Effective 04/14/95.

**Director** - means the Killingly Director of Planning and Development.

**Distribution Center** – shall mean a facility where goods or products are handled for the purpose of storage and delivery to a final destination. Such facilities may include automated systems, office space and areas used by employees for sorting and packaging goods and products for delivery. Distribution centers include fulfillment centers which specifically deliver finished goods to a customer or other facilities that deliver raw materials to a customer.

~~**Distribution Center** – A building or group of buildings where finished goods are received and / or stored for delivery to the ultimate customer at remote locations. Manufacturing and assembly are not part of the distribution process. (Added on 8-16-2021)~~

**Disturbed area** - an area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.

**Dog kennel** - the harboring on any lot of more than five (5) dogs that are more than six (6) months old.

**Dwelling** - a building or portion thereof designed exclusively for residential occupancy, including single-family, two-family dwellings, duplex and multifamily dwellings, but excluding hotels, motels, and rooming or boardinghouses.

**Dwelling, multifamily** - a building or portion thereof designed exclusively for residential occupancy, including three-family dwellings or more, but excluding hotels, motels, and rooming or boardinghouses.

**Dwelling unit** - a building or portion thereof designed for house keeping and occupied by a single family.

**Early Childhood Care Facilities** – A facility where childcare services are provided to pre-adolescent children including infant centers, preschools, and extended day care facilities; and may be operated in conjunction with a business, school, or religious facility. This does not include family childcare homes.

**Earth Products** – means – natural soil, loam, sand, gravel, clay, rock or any other excavated natural material. (Added on 12-18-2017)

**Electronic & Precision Equipment Repair** – A commercial establishment providing for the repair and maintenance of electronic equipment and precision instruments.

**Employee** - means any and all persons, including independent contractors, who work in or at or render any services directly related to the operation of a business.

**Erosion** - the detachment and movement of soil or rock fragments by water, wind, ice or gravity.

**Event / Wedding Venue Facilities:** a facility or facilities open to the public where weddings or events shall take place. (Added on 7-17-2023)

**Excavate** – means to seer from the earth’s surface or to remove earth materials from the ground.  
(Added on 12-18-2017)

**Existing Manufactured Home Park or Subdivision** - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the flood plain management regulations adopted by the community. Effective 04/14/95.

**Expansion to an Existing Manufactured Home Park or Subdivision** - means-the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads). Effective 04/14/95.

**Family** – means a household consisting of one or more persons (as defined and described in CT General Statutes Sec. 8-39(t), and as may be amended from time to time).

~~**Family** – one or more persons occupying a single housekeeping unit and using common cooking facilities. No such family shall include more than five (5) persons who are not related by blood, marriage, adoption, or guardianship.~~

**Farm** – Includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structure, or other structure used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities; and as may be further defined and described in CT General Statutes Sec. 1-1(q), and as may be amended from time to time. (Added on 6-17-2019)

**Farm implements** - vehicles designed and adapted exclusively for agricultural, horticultural, or-livestock-raising operations and not operated on the highway for the transportation of a pay load or other commercial purpose.

**Farm Products** – Any fresh fruits, vegetables, mushrooms, nuts, shell eggs, honey or other bee products, maple syrup or maple sugar, flowers, nursery stock other horticultural commodities, livestock food products, including meat, milk, cheese, and other dairy products, food products of aquaculture, including fish, oysters, clams, mussels and other molluscan shellfish taken from the waters of the state or tidal wetlands, products from any tree, vine, or plant and their flowers, or any of the products listed in this definition; and in accordance with CT General Statutes Sec. 22-6g, and as may be amended from time to time, including, but not limited to, baked goods, wool products, soap products made with farm products; and leather as long as it does not violate Section 510 - Prohibited Uses of these zoning regulations. (Added on 6-17-2019)

**Farm Store / Retail Farm Store** – Used by a farm business for the year round sale of raw and/or processed agricultural and horticultural products, services, and activities. (See also, Section 585.6[d]) (Amend. on 6-17-2019)

**Farm Winery** – A wine making establishment, incident to the farm at which it is located; and in accordance to CGS §30-16(e) –Farm Winery means any place or premises that is located on a farm in the state in which wine is manufactured and sold. (Added on 6-17-2019)

**Farm vehicles**, registered - motor vehicles duty registered with the State Commission of Motor vehicles and bearing farm number plate(s).

**Financial Institutions** – A bank, savings and loan, credit union, mortgage office, or automated teller machine (ATM).

**Flood or flooding** - a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) The overflow of inland or tidal waters and/or (2) The unusual and rapid accumulation or runoff of surface waters from any source. (Amend. of 12-10-84)

**Flood Insurance Rate Map (FIRM)** - the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community. (Amend. of 12-10-84)

**Flood Insurance Study** - the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood. (Amend. of 12-10-84)

**Floodway** - means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. Effective 04/14/95

**Floor area** - the sum of the horizontal exterior area of the several floors of a building or structure. Cellars, basements and attics used only for storage or for heating or cooling equipment and unenclosed porches or patios shall not be included in computing floor area.

**Food Manufacturing** – Manufacturing establishments producing or processing foods for human consumption and certain related products. This includes but is not limited to 1) bakery products, 2) dairy products processing, 3) fruit and vegetable canning, preserving, and related processing, 4) mill grain products and by-products.

**Forest** – Areas or stands of trees covering an area greater than one-quarter acre; or groves of mature trees without regard to minimum area consisting of substantial numbers of individual specimens. (Added on 6-17-2019)

**Forestry** – Is the science, art and practice developing, managing, cultivating and harvesting a stand of tree. (Reference is hereby made to CT DEEP publication “Agriculture, Forestry & Connecticut’s Inland Wetlands and Watercourses Act” ; Section “How are Agriculture and Forestry Defined”; page 2; printed 11/2014, reprinted 10/2016.) (Added on 6-17-2019)

**Forest Products** – Any product derived from a farm for direct consumption, or use, such as lumber, mulch, firewood, or other related products. (Added on 6-17-2019)

**Fowl** - chickens, turkeys, geese, ducks and any other type of bird.

**Freight Container** – A standardized, reusable shipping vessel used in the transportation of freight and capable of being mounted and moved on a rail car or mounted on a chassis for movement by truck trailer.

**Freight Material** – Goods, merchandise, materials, and commodities of any kind that may be transported or transferred from one place to another by air, rail, or motor-carrier, truck.

**Fresh Produce** – Fruits and vegetables that have not been processed in any manner. (Added on 6-17-2019)

**Frontage** - the portion of a lot directly abutting a street line.



**Funeral Homes & Funeral Services** – Establishment engaged in undertaking services such as preparing the dead for viewing, burial and or cremation, and arranging and managing funerals, and may include halls and funeral chapels where wakes and funeral services are held.

**Game Farm / Shooting Range / Hunting Preserve** – An area licensed by the Connecticut Department of Energy and Environmental Protection (CT DEEP) that must meet certain requirements for the area and operating purposes, and which is granted special hunting privileges of propagated game birds, and the accessory structures and uses in support of those activities.

**General Office Space** – The office or offices that are business support services, professional offices, or medical offices and where a person or persons provides, direct services to it consumers including, insurance agencies; real estate agencies; travel agencies; or any other services similar in nature to those listed herein; and where retail or wholesale goods are not shown or sold to customers.

**Grading** - any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

**Gravel** – means a loose mixture or unconsolidated deposit of pebbles and rock fragments sometimes mixed with clay, and other materials, rounded or angular fragments of rock. (Added on 12-18-2017)

**Greenhouse / Nursery / Horticultural Buildings** – An establishment for the growth, display, and/or sale of vegetables, fruits, plants, shrubs, trees, and other nursery items grown on site either within or outside of structures or established in the ground prior to sale.

**Groundwater** - water in the subsurface zone beneath the water table in which all pore spaces are filled with water.

**Groundwater recharge area** - that area from which water is added to the saturated zone by: (1) natural processes such as infiltration of precipitation, or (2) artificial processes such as induced filtration.

**Growing Medium** – a native soil, nutrient system or environment in which vegetation may function or flourish and develop into maturity. (Added on 12-18-2017)

**Guidelines for Soil Erosion and Sediment Control** – means a document (DEP Bulletin 34; ISBN 0-942085-10-8) prepared and amended by the Connecticut Council on Soil and Water Conservation in cooperation with the Connecticut Department of Environmental Protection; as amended from time to time, referring to and using the most current version. (Added on 12-18-2017)

**Hazardous waste** - waste material which may pose a present or potential hazard to human health or the environment when improperly stored, transported or disposed of or otherwise managed including without exception hazardous waste identified and listed in accordance with section 3001 of the Resource Conservation and Recovery Act of 1976.

**Heavy equipment and heavy specialized vehicles** – Commercial motor vehicles as defined by the Connecticut Department of Motor Vehicles, and/or vehicles with a gross vehicle weight rating of 10,001 or more pounds, fire apparatus, farm and construction machinery or equipment; buses and vans designed primarily for the transportation of ten (10) or more passengers; mobile homes, motor homes, recreational vehicles, trailers and boats of any size, transport trucks or trailers and other equipment and vehicles of a like nature as determined by the Commission.

**Hotels** – A building or group of buildings in which lodging is provided to transient guests, offered to the public for compensation, and in which access to and from each rental unit is through interior lobbies, courts, or halls.

**House Conversion** - The conversion of an existing single, two, or multi-family structure, for purposes of increasing the residential density as may be permitted by the zone in which it is located and the lot size of the particular parcel.

**Hydroponics** – A type of horticulture that involves growing plants without soil by using water-based mineral nutrient solution in aqueous solvents.

**Incidental** – Subordinate or minor in significance and bearing a reasonable relationship to the primary use. (Added on 6-17-2019)

**Inspection** - the periodic review of sediment and erosion control measures shown on the certified plan.

**Inspector** - means an employee of the Killingly Department of Planning and Development designated by the Director of Planning and Development and/or an employee of the Town of Killingly designated by the Town Manager, who shall hereby be authorized to inspect premises regulated under this ordinance and to take the required actions authorized by this ordinance in case of violations being found on such premises, and to require corrections of unsatisfactory conditions found on said premises.

**Imported Materials** – means earth materials brought to a permit area. (Added on 12-18-2017)

**Kiddie park** - a park primarily intended for use by children which may include mechanical devices (rides) designed solely for use by such children and such park shall be limited in operation by the hours of 9 a.m. to 9:00 p.m., except on Sunday when no mechanical device (ride) may open before 12:00 noon, although the park may open sooner.

**Large scale poultry/fowl farm** – the keeping of more than one thousand (1,000) poultry and/or fowl at one time.

**License** – Any form of written permission given to any person, organization, or agency to engage in any activity, as required by law or agency rule.

~~**License** – a written license issued by the Connecticut Real Estate Commission under the provisions of Chapter 412 of the General Statutes as amended, allowing the operation and maintenance of a mobile home park.~~

**Light weight** - the weight of an unloaded motor vehicle as ordinarily equipped and ready for use, but exclusive of the weight of the operator of such motor vehicle.

**Loam** – means a soil consisting of a mixture of clay, silt and sand, suitable for vegetative growth. (Added on 12-18-2018)

**Lot** - For the purposes of this ordinance a lot is an amount of land of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards, buffers and open areas as are required for the district in which such lot is located. A lot may consist of one or more lots of record, or a portion of a lot of record, provided that no such division or combination creates a tract of land incapable of meeting zoning district requirements.

**Lot of record** - a lot which was legal at the time of the adoption of these Regulations or any amendment hereto and was owned separately from any adjoining lot, as evidenced by maps on file with the Town Clerk and/or by land records of the Town of Killingly.

**Lot, corner** - a lot fronting on two or more streets or roads.

**Lot coverage** - the total portion of any lot covered by buildings, structures, patios, roofs, driveways, parking areas or other impervious surfaces.

**Lot interior** - a lot which meets all of the dimensional and other requirements for the zoning district in which it is located, save an access strip to a street is present in lieu of the minimum required frontage on said street.

**Lot line, front** - the boundary line of a lot which abuts a street line of an accepted public street, a proposed public street, or an approved private street or, in the case of an interior lot that is served by an access right-of-way, the boundary line of said interior lot which abuts the access right-of-way. (Amend. of 10-17-83, § D)

**Lot line, rear** - the lot line which is farthest from the street.

**Lowest Floor** - means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor. (Effective 04/14/95)

**Machines & Machine Shop** – Shops where lathes, presses, grinders, shapers, and other wood – and metal working machines are used.

**Manufactured Home** - means a structure transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

**Manufactured Home Park or Subdivision** - means a parcel or contiguous parcels of land divided into two (2) or more manufactured home lots for rent or sale. (Effective 04/20/87)

**Manufacturing** – The processing and manufacturing of materials or products predominately from extracted or raw materials and where no process involved will produce air pollution, fire hazard, or noxious emissions which will disturb or endanger neighboring properties, or violate Chapter 12, Article 6, Noise Ordinance, Killingly Code of Ordinances.

**Medical and Diagnostic Laboratories** – A facility offering diagnostic or pathological testing and analysis of blood, blood fluids, pathological specimens, DNA sampling and analysis, and any other diagnostic test performed in the healthcare industry.

**Medical Offices** – A place where doctors, dentists, physical therapists, occupational therapists, chiropractors, ophthalmologists, optometrists, psychologists, psychiatrists, nurse practitioners, physician assistants, registered nurses, licensed practical nurses, home health services and other licensed medical professionals of a similar nature as determined by the commission, or its agent maintain clerical offices and facilities to see and treat patients.

**Minor** - shall be deemed to refer to a person under the age of eighteen (18) years.

**Motels** – A building or group of buildings in which lodging is provided to transient guests, offered to the public for compensation, and in which access to and from each rental unit is through an exterior door.

~~**Motel, hotel** – a building or group of buildings designed or used as individual living and sleeping quarters for hire. These terms shall include auto courts, tourist cabins and the like.~~



**Multi-family development** – One or more multi-family and accessory structure(s) on one lot, the lot for which shall meet at least the minimum lot size and frontage for the zone in which it is located, and shall not exceed five contiguous acres. Multi-Family developments shall not exceed the density requirements for the zone, as amended. See Multi-family section for requirements.

**Multifamily structure** - is one which has three or more dwelling units within the structure, each dwelling unit housing one family, and may have commercial uses in the structure, as may be permitted in the zone, but excluding hotels, motels, and rooming or boarding houses.

**New construction** – structures for which the "start of construction" commenced on or after the effective date of this ordinance. (Amend - 12-10-84)

**Nursing Home** – A chronic and convalescent nursing home or a rest home with nursing supervision, as defined and licensed by the Connecticut State Department of Health. (Amend. of 09-18-2017)

**Operator** - means any person, partnership or corporation operating, conducting or maintaining a business.

**Outdoor Storage** – The keeping of goods, materials, products, debris, merchandise, or equipment that is not protected by a building structure (Vehicles and trucks associated with the primary use are excluded).

**Outpatient Ambulatory Health Care Services** – A facility maintained and operated to provide medical care on an outpatient, or single day (no overnight care) basis, providing services for health maintenance, diagnosis or single day treatment of humans' diseases, pain, injury, deformity, or physical condition.

**Overall Slope Angle** – in a rock excavation refers to the angle measured from horizontal between the lowest toe point and the highest crest point inclusive of any ramps or additional step backs. (Added on 12-18-2017)

**Overburden** – means the surface soil material overlying a desired earth material that must be removed for excavation of the desired earth material to take place. (Added on 12-18-2017)

**Parcel** - a lot of record.

**Parking Garages** – A structure with two or more levels used for parking motor vehicles.

**Peat** – means unconsolidated soil material consisting largely of undecomposed, or slightly decomposed, organic matter accumulated under conditions of excessive moisture. (Added on 12-18-2017)

**Personal Services Establishments** – An establishment which offers personal services purchased by consumers. Including hair, nail, and skin salons; barber shops, diet & weight reducing centers, massage therapy, laundry services, tailoring services, cobblers, and other non-medical personal care services.

~~**Personal service establishment** – any of the following uses employing not more than five non-resident persons: barbershop, hairdresser and/or beauty salon, tailor, dressmaker.~~

**Pet Grooming / Pet Daycare** – A commercial facility providing pet grooming and pet day care. This definition does not include facilities that provide overnight care and accommodation.

**Pharmacy** – A retail business establishment where drugs are sold or dispensed at retail or displayed for sale at retail, under the supervisions of a pharmacist who is licensed under the laws of the State of Connecticut will be always on duty while such establishment is open for business.

**Planned Residential Development** - A parcel of land to be developed in the Low or Medium Density zones as a single entity for not less than ten dwelling units, the lot for which meets or exceeds the minimum requirements and specifications as provided in Section 570.5.18 and may include any combination of detached single and attached single-family dwellings or townhouses, to meet the densities permitted by the Planned Residential Development Regulations. A portion of, or the entire development may be designated as Active Adult housing, age 55 and over in accordance with state and federal law.

**Planted screenings** – a strip of trees and shrubs planted to serve as a buffer between neighboring incompatible land uses. Hardy, indigenous plant material shall be used where such a screen is required, at least 30% of which shall be evergreen and at least 60% of which shall be a minimum of six feet in height. Spacing of such planted material shall be sufficient to serve the intended buffering purpose. Permanent structures such as wooded fences, stone walls and the like may be approved in lieu of part or all of the required planting where, in the opinion of the Commission, the intended buffering purpose is served by such a substitution.

**Primary recharge area** - that area immediately overlying the stratified drift aquifer and adjacent areas of stratified drift that may not have a sufficient saturated thickness to be part of the aquifer. The boundary of the primary recharge area is the contact between the stratified drift and adjacent till or bedrock.

**Primary Residence** – is the principle residential structure. (Added on 08/13/2018)

**Processing (earth materials)** – means an alteration of earth materials on site, including screening, washing and mixing with other approved materials. This does not include crushing. (Added on 12-18-2017)

**Processing (agriculture)** – Processing on farms is not considered manufacturing if the raw materials are grown on the farm and processed in compliance with all necessary CT Department of Health and Consumer Protection Licenses. (Added on 6-17-2019)

**Professional Offices** – The office or offices of accountants, architects, engineers, financial advisors, lawyers, surveyors, or other similarly licensed or certified practitioners in non-medical fields.

~~**Professional building** – a building used primarily for the conduct of the following occupations: Licensed medical practitioner, attorney, accountant, architect, surveyor or engineer.~~

**Portable Sawmills** – A mill, or a machine, primarily engaged in sawing rough lumber and timber from logs and bolts. The operation of the portable sawmill may include, but is not limited to, lumber, cordwood, firewood, and woodchips. (Added on 6-17-2019)

**Public Service Corporation** – any railroad, electric, gas, telephone, telegraph, internet service farm, data center, computing infrastructure provider, pipeline, sewage, water, fire, ambulance or community antenna company or corporation; and any vehicle or transportation system owned or regulated by a governmental agency, used for the mass transport of people.

~~**Public Service Corporation** – any railroad, electric, gas, telephone, telegraph, pipeline, sewage, water, fire, ambulance or community antenna company or corporation; and any vehicle or transportation~~

~~system, owned or regulated by a governmental agency, used for the mass transport of people. (Effective 02/16/87)~~

**Public water** - any water supplied by a water company regulated by the State Department of Health.

**Publishing / Printing Establishment** – means a building or part of a building in which the business of producing books, newspapers, periodicals, graphics or signs, by mechanical means, and reproducing techniques, such as xeroxing, is carried on, and may include the sale of newspapers, books, magazines, periodicals, graphics, signs, or like, to the public.

**Radio / TV / Motion Picture Facilities** – The commercial production of radio, and television programs, podcasts, motion pictures and videos.

**Reclamation** – means the restoration to conditions similar to what existed prior to the operation or that will be compatible with what existed prior to the operation on the area of land affected by excavation under a reclamation plan. This may include but is not limited to, grading and shaping of the land, the planting of trees and shrubs, the seeding of grasses, legumes, or crops for harvest, or the enhancement of wildlife and aquatic resources. (Added on 12-18-2017)

**Reclamation Plan** – means a plan which depicts how the project area will be restored, or altered for the productive use of the land, after excavation is complete. (Added on 12-18-2017)

**Recreational Vehicle** - means a vehicle which is: (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projections; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. (Effective 04/14/95)

**Repair shop** - a building used for the repair and maintenance of appliances, equipment or machinery, but excluding motor vehicles and heavy construction equipment. All work and storage areas must be contained within such a repair shop building.

**Repairer** – includes any person, firm or corporation qualified to conduct such business in accordance with the requirements of section 14-52a, having a suitable facility and having adequate equipment, engaged in repairing, overhauling, adjusting, assembling or disassembling any motor vehicle, but shall exclude a person engaged in making repairs to tires, upholstering, glazing, general blacksmithing, welding and machine work on motor vehicle parts when parts involving such work are disassembled or reassembled by a licensed repairer.

**Repairer – (Limited repairer)** includes any qualified person, having a suitable place of business and adequate equipment engaged in the business of minor repairs, including repairs and replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel alignment and balancing, and repair and replacement of shock absorbers. For the purpose of this section, the place of business of a limited repairer shall be deemed to be suitable if the building in which the work of the repairer is performed has space capable of receiving at least one motor vehicle at any one time, exclusive of a grease pit or rack, and has adequate space for an office and for the storage of parts and accessories. A person shall be deemed capable of performing the duties of a limited repairer if he is, in the opinion of the commissioner, a qualified mechanic who has a thorough knowledge of the services to be rendered, or has a certificate of completion of a specialized course from a service school approved by the commissioner, or satisfactory proof of previous employment by a licensed repairer for a period of three years, or has successfully passed an examination given by the Department of Motor Vehicles.



**Research & Development Facilities** – A structure or group of structures used for developmental research, where product testing is an integral part of the operation and goods or products may be manufactured as necessary for testing, evaluation, and test marketing but not for sale.

**Residential Life Care Communities** – A service-enriched community comprised of a building or group of buildings located on one or more contiguous parcels of land containing dwelling units including such housing and facilities defined hereunder as Congregate Living Facilities, Assisted Living Facilities, and Nursing Homes, primarily for the aged. Said category of uses shall also contain meeting rooms, dining rooms and central kitchen, and recreation rooms or areas for the use of the residents of such facility and their guests appropriate to the facility. Any facility covered by this definition may also contain offices used for the management and operation of the facility as well as services such as, but not limited to, a general store, beauty shop, and laundry for the use of the residents of such facility. In addition, other individuals having permanent and/or temporary difficulties with one or more essential activities of daily living such as feeding, bathing, grooming, dressing or transport may also be housed in any of the housing options noted herein. Dwelling units are either multi-bedroom units, single bedroom, or individual housing units. The units may be rented, leased, or purchased. (Amend. of 09-18-2017)

**Restaurants** – A commercial establishment where food and beverages are prepared, served, and consumed usually within the principal building, an outside patio, or taken as carry-out orders, and where food sales constitute more than 75% of the gross sales receipts.

~~**Restaurant** – a public eating establishment which provides at least four (4) tables and twenty (20) seats or counter service for twenty (20) or a like combination of tables and counter space and waiting on tables. Such establishment may provide take-out service provided that such service shall not constitute more than 20 percent of all business. (Amend. of 4-14-80; Amend. of 7-14-80)~~

**Restaurant, drive-in** – a public eating establishment having curb service and/or drive-in service alone or in combination with table service and/or counter and/or take-out service. Such establishment may be a combination drive-in, fast-food restaurant. (Amend. of 4-14-80)

**Restaurant, fast-food** - a public eating establishment having take-out service which constitutes more than twenty (20) percent of all business, and/or does not provide any waiting on tables. Such establishment may be a combination fast-food drive-in restaurant. (Amend. of 4-14-80; Amend. of 7-14-80)

**Retail Sales Establishment** – A commercial enterprise where goods are available for immediate purchase and removal from the premises by the purchaser.

**Rock Quarry** – means a commercial surface excavation or pit from which bedrock is obtained by drilling, cutting or blasting for the preparation of marketable rock materials. A rock quarry shall include the removal of solid rock materials in the preparation of a site as the result of an approved zoning permit. (Added on 12-18-2017)

**Rooming house, boarding house** - a building providing sleeping quarters for not more than six persons not related to the proprietor, with or without provision of meals.

**Sand** – means a soil separate, individual rock or mineral fragments from 0.05 millimeters to 2.0 millimeters in diameter. (Added on 12-18-2017)

**Sand and Gravel Operation** – means any operation the principal product of which is sand, gravel, pumice or any other common variety of material. (Added on 12-18-2017)

**School** – Any building or part thereof or accessory facilities there to which is designed and constructed to provide full time instruction and education, associated with a program of study which meets the requirements of the educational laws of the State of Connecticut. Includes public, private, charter, and parochial schools, at the primary (day-care & kindergarten), elementary, middle school and high school levels; excludes home schools. For the purposes of these regulations home schools are still considered a private residence. (Added on 7-18-2022)

**Season** – A clearly delineated period of time during a given year that has a beginning date and ending date, which correlates with a major portion of the harvest period for Connecticut Grown fresh produce. (Added on 6-17-19)

**Seasonal Farm Stand** – Used by a farm business for the temporary, seasonal sale of raw and/or processed agricultural and horticultural products, services and activities. (See also, Section 585.6[c]). (Added on 6-17-19)

**Seasonable High Water Table** – shall mean the upper surface in an unconfined aquifer where water saturation exists for a significant period of time (more than a few weeks). (Added on 12-18-2017)

**Seasonal tent or camping ground** - a tract of land on which may be located two or more cabins, tents, camp or tent trailers, motor homes or other accommodations of a design or character suitable for seasonal or other temporary recreational living purposes, excluding mobile home parks, boarding and rooming houses, tourist home, motels or hotels.

**Secondary Dwelling Unit** – an additional dwelling unit established in conjunction with a primary residence (single family dwelling) on the same lot. A secondary dwelling unit shall include a kitchen, sleeping quarters, and full bathroom facilities with a permanent foundation. There are three types of secondary dwelling units: Interior (often referred to as an in-law apartment), Attached and Detached. (Added on 08-13-2018)

**Secondary recharge area** - the land area adjacent to the primary recharge area from which groundwater moves down-gradient into the aquifer.

**Sediment** - solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

**Self-Service Storage Facility** - A building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers and other residential uses. Leased to individuals, organizations, or businesses; surrounded by security fencing with controlled access to both the area and individual units. (Added October 18, 2021)

**Semi-trailer** - any vehicle of the trailer type so designed and used in conjunction with a motor vehicle that some part of its own weight and load rests upon or is carried by another vehicle.

**Septage** - sludge produced by domestic wastes that is pumped from septic tanks.

**Setback** - the minimum distance required between any lot line and the nearest building line.

**Sexual Activities** - as used in these regulations, is not intended to include any medical publications or films or bona fide educational publication or films, nor does it include any art or photography publications which denote at least 25 per cent of the lineage of each issue to articles and advertisements dealing with subjects of art or photography. Nor does this definition apply to any news periodical which reports or describes current events and which, from time to time, publishes photographs of nude or semi-nude persons in connection with the dissemination of the news. Nor does this definition apply to publications or films which describe and report different cultures and

which, from time to time, publish or show photographs or depictions of nude or semi-nude persons when describing cultures in which nudity or semi-nudity is indigenous to the population.

**Sign** - Any object, statute, device, display or structure or part thereof visible from a public way, which is used to advertise, identify, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

**Silt** – means a mineral soil generally consisting of soil particle ranging between 0.05 to 0.002 millimeters in size. (Added on 12-18-2017)

**Silviculture** – Is the art and science of growing and tending forests for the production of wood and other benefits. Silviculture encompasses a wide range of practices intended to reproduce forest stands or to increase the growth rate, vigor and value of trees. (Reference is hereby made to CT DEEP publication “Agriculture, Forestry & Connecticut’s Inland Wetlands and Watercourses Act” ; Section “How are Agriculture and Forestry Defined”; page 2; printed 11/2014, reprinted 10/2016.) (Added on 6-17-2019)

**Site area, gross** - the total acreage of a tract of land, including the portion devoted to roads, buffers, open space and other public uses.

**Site area, net** - the portion of a tract of land available for use after subtraction of roads, buffers, open space, and required public use.

**Slope** – means the inclination of the land surface from the horizontal, measured as a percentage, as a numerical ratio or in degrees. (Added on 12-18-2017)

**Social Assistance Agencies** – A facility where social services are provided including training, counseling, or the distribution of food or clothing.

**Soil** - means the unconsolidated minerals and material on the immediate surface of the earth that serve as a natural medium for the growth of plants. (Amend. 12-18-2017)

**Soil Analysis** – means a chemical testing procedure to determine the nutrient content of soils in a given field. (Added on 12-18-2017)

**Soil erosion and sediment control plan** - a scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

**Solid waste** - unwanted or discarded materials including solids, liquids or contained gaseous materials.

**Special Flood Hazard area** - is the area within a community subject to a one (1) percent or greater chance of flooding in any given year, as identified on the community's FIRM. (Effective 04/14/95)

**Specialty Food Service** – Caterers, food service contractors, food trucks, and mobile food services.

**Specified Anatomical Areas** - means:

- 1. Less than completely and opaquely covered:
  - i. human genitals, pubic region:
  - ii. buttocks:
  - iii. female breasts below a point immediately above the top of the areola
- 2. Human male genitals in a discernibly turgid state, even if completely opaquely covered.

**Specified Sexual Activities** - means:



1. Human genitals in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse, or sodomy,
3. Fondling or erotic touching of human, genitals, pubic region, buttock or female breasts.

**Start of Construction** - includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

**Stormwater Quality Manual** – means a document prepared and amended by the Connecticut Department of Environmental Protection, and as may be amended from time to time. (Added on 12-18-2017)

**Streambelt, watercourse, waterbody** - a natural or manmade body of water, or a channel through which water flows, either constantly or occasionally.

**Street, accepted public** - any street duly accepted by the Town of Killingly in accordance with Section 13a-48 of the Connecticut General Statutes.

**Street, approved private** - any private street which: has been improved and meets the design standards and drainage requirements of the Town of Killingly Subdivision Regulations, as amended; and/or has received prior subdivision or site plan approval by the Commission in accordance with the standards and procedures of the Town of Killingly Subdivision Regulations and/or the Town of Killingly Zoning Regulations.

**Street, proposed public** - any street duly proposed for acceptance by the Town of Killingly in accordance with Section 13a-48 of the Connecticut General Statutes, provided said street has received prior subdivision or site plan approval by the Commission in accordance with the standards and procedures of the Town of Killingly Subdivision Regulations and the Town of Killingly Zoning Regulations.

**Street line** - the limit of an accepted public street, proposed public street or approved private street right-of-way or, in the case of an interior lot that is served by an access right-of-way, the limit of said access right-of-way. (Amend. of 10-17-83, § C)

**Structure** - anything constructed, erected or located, the use of which requires location on the ground or attachment to something having location on the ground.

**Subsoil** – means technically, the B horizon; roughly, the part of the solum below plow depth. The upper part of a soil profile, above the C horizon, in which the processes of soil formation are active. (Added on 12-18-2017)

**Substantial Damage** - means damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. (Effective 04/14/95).

**Substantial Improvement** – means any combination of repairs, reconstruction alteration, or improvements to a structure taking place during a one (1) period in which the cumulative cost equals or exceeds fifty (50) percent of the market value of the structure. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement or (2) in the case of damage, the value of the structure prior to the damage occurring.

For the purposes of this definition, “substantial Improvements”, is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement or a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.

**Tavern** – A place in which alcoholic beverages are sold for consumption to the public and where food or packaged alcoholic beverages may be served or sold as an accessory use.

~~**Tavern** – a place where beer is sold under a tavern permit.~~

**Tertiary recharge area** - the upstream drainage area of streams that traverse the primary recharge area. Rain that falls in this area moves first into a surface water body and then, by induced filtration, into the aquifer. In many cases, induced infiltration from the stream may be the principal source of water for high capacity wells.

**Topsoil** – means the upper part of the soil, which is the most favorable material for plant growth. It is ordinarily rich in organic matter and is used to top-dress road banks, lawns, and land affected by mining. (Added on 12-18-2017)

**Tractor** - means a motor vehicle designed and used for the purpose of drawing a semi-trailer.

**Trailer** - a vehicular, portable structure built on a chassis and designed to be used for temporary occupancy for travel, recreational, or vacation use, or temporary use in conjunction with construction on the premises.

**Training Facility** – Any building used primarily for vocational training pursuant to course of instruction, that has been approved or licensed by a state agency or board.

**Transportation Hub** – An intermodal facility where passengers, products or cargo are exchanged between vehicles and/or between transport modes including railway stations and yards, rapid transit stations, bus stops, tram stops, airport and ferry slips.

**Traveler Accommodations** – Any facility consisting of either a singular or group of buildings that provides services designed to serve the needs of the transient population, and for convention purposes. Said accommodations shall include motels, hotels, conference, and convention space. It may also include accessory facilities including restaurants, lounges, meeting rooms, and similar related retail uses.

**Truck** – every motor vehicle designed, used or maintained primarily for the transportation of property.

**Trucking Terminal** – An establishment where trucks and/or transports are stored, rented, leased, kept for hire, or parked for a fee or from which trucks and/or transports are dispatched as common carriers. The terminal facility may include storage areas for trucks or buildings or areas for the repair of trucks associated with the terminal.

**Veterinary Services / Hospitals** – Any facility maintained by or for the use of licensed veterinarians in the diagnosis, treatment, or prevention of animal diseases of household pets wherein the overnight care of said animals is prohibited except, when necessary, in the medical treatment of the animal.

**Warehouse** – A building used for storing goods, raw materials, packing materials, spare parts, or components.

**Washing** – the act or action of one that cleanses with water; to separate particles from a substance by agitation with or in water; to pass through a bath (of water) to carry off impurities or soluble components. (Added on 12-18-2017)

**Watercourses** – means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35 (CT General Statutes), inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.

**Wetlands** – means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35 (CT General Statutes), inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture. As reference see areas designated as wetlands on the Official Map of the Killingly Inland Wetlands & Watercourses Commission.

~~**Wetland** – any area designated as a wetland on the Official Map of the Killingly Inland Wetland Commission.~~

**Wineries** – An agricultural processing facility used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine, cider, or similar spirits, but not containing a distillery. Winery includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items may be permitted as part of winery operations. Live entertainment is subject to the use requirements of the district in which the establishment is located.

**Yard** – a required open space unoccupied and unobstructed by any building or portion of a building. (Amend. Of 09/09/80; Amend. of 12/8/80; Amend. Of 12/10/84; Amend. Of 02/11/85)

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**VI. PUBLIC HEARINGS – (review / discussion / action)**

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5) **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpionato (Nikolas Gounaris, et al and George Reichardt, et al) 536 – 542 – 552 Hartford Pike (536 = GIS MAP 114, Lot 39, 0.95 acres, VC), (542 = GIS MAP 114, Lot 40, 0.34 acres, VC), and (552 = GIS MAP 114, Lot 41, 0.64 acres, VC); for construction of a 12,580 +/- square foot commercial building with drive-thru and associated site improvements.

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<b>APPLICANT(S):</b>	CPD Killingly, LLC
<b>LANDOWNERS:</b>	Nikolas Gounaris & Isidoros Savvas (536 & 542 Hartford Pike) George & Veronica Reichardt (552 Hartford Pike)
<b>SUBJECT PROPERTY:</b>	<b>536 Hartford Pike (GIS MAP 114, LOT 39, 0.95 acres)</b> <b>542 Hartford Pike (GIS MAP 114, LOT 40, 0.34 acres)</b> <b>552 Hartford Pike (GIS MAP 114, LOT 41, 0.64 acres)</b>
<b>ZONING DISTRICT:</b>	Village Commercial
<b>REQUEST:</b>	The proposed work consists of the construction of a 12,580 square-foot commercial building with drive-thru and associated site improvements such as concrete sidewalks, parking lots and driveways. The existing residential buildings (only on 2 of the 3 lots) are to be removed to accommodate the new building.
<b>REGULATIONS:</b>	<u>Sections 420.1.1 Permitted Uses – Section d.</u> Medical, business, and professional office <u>Section 420.1.2 Special Permitted Uses – Section f.</u> Restaurants, cafes, and taverns with outdoor dining and/or drinking areas. Section 700 – Special Permitted Uses Section 470 – Site Plan Review

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**Documents received for Monday, July 17, 2023, Hearing**

- 1) Completed Application(s) for all three addresses
  - 2) Letter June 14, 2023 – to Commission Members
  - 3) June 14, 2023 – Engineering Report (Commission Members have report – full report in file)
  - 4) June 14, 2023 -Traffic Impact Study (Commission Members have report – full report in file)
  - 5) June 14, 2023 – Site Plans (Commission Members have copies – full site plan in file)
  - 6) July 12, 2023 – REVISED SITE PLAN
- 

**Legal Notices for May 15, 2023**

- 1) Legal Notice posted in Town Clerk's Office on July 3, 2023, at 3:30 PM
  - 2) Legal Notice published in Norwich Bulletin on Monday, July 3, 2023, and Monday, July 10, 2023
  - 3) Public Hearing Placards were posted at the location as required under the TOK Zoning Regulations per Zoning Enforcement Officer, J. Blake per his inspection on Friday, July 7, 2023.
- 

**STAFF COMMENTS AND SUGGESTIONS**

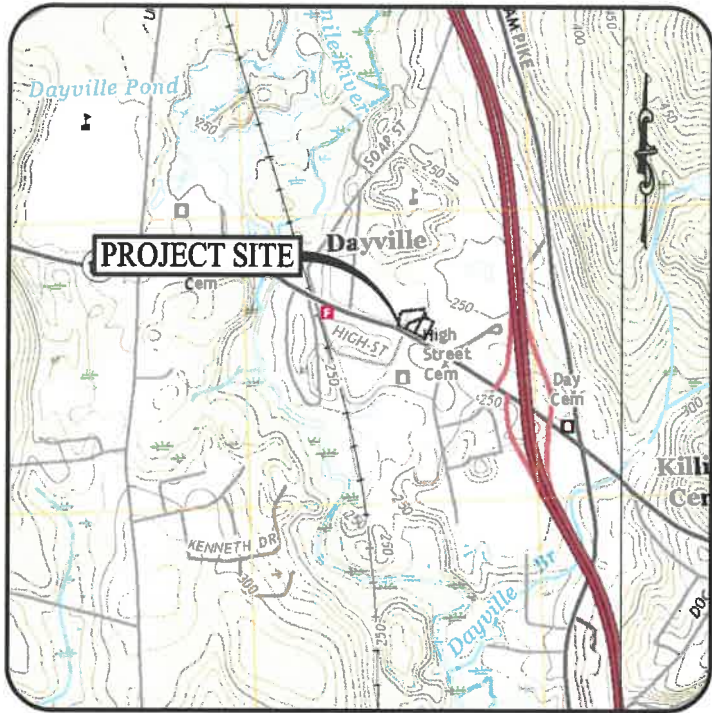
- 1) Staff suggests that the commission members read the application and all enclosed documents
- 2) Staff suggests the commission members listen to the testimony given at the hearing

(Continued next page).



- 3) Are the four (4) dumpsters shown on the plan enough for the five (5) tenants?
- 4) Will the area surrounding the dumpsters be hampered by the traffic flow going around the building?
- 5) Often drive-thrus have a "height sign" how will that affect the dump trucks getting to the dumpsters?
- 6) Tenant #3 – does not have an emergency exit on the back – they cannot go through a utility room – code does not allow that.
- 7) The comments from the Town's Engineer, David Capacchione, will be available at the hearing on Monday night, they were not available at the time of this report.

NOTE: The Town Council still needs to bring the easement to a public hearing –  
Therefore, it is suggested that the commission continue this hearing until after the Town Council decides upon the easement through the park.



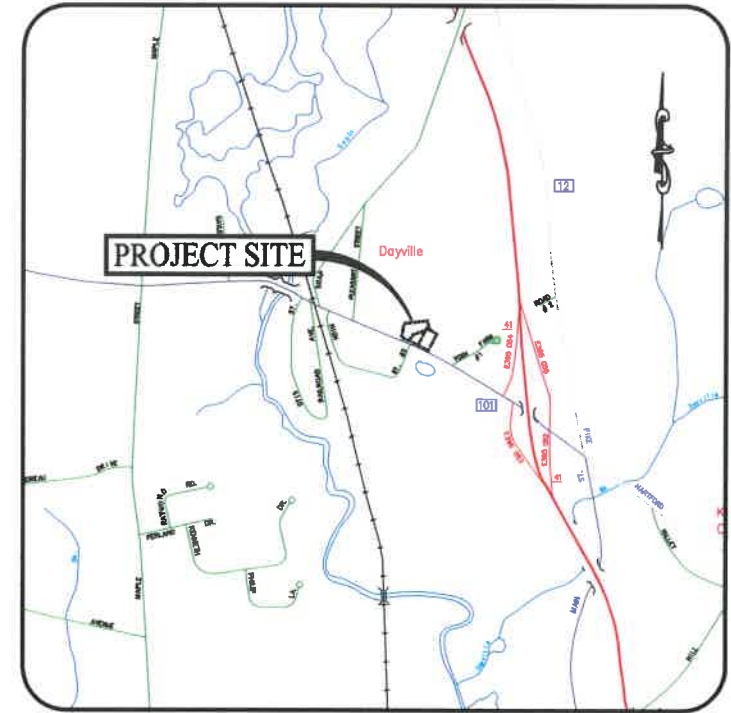
USGS MAP

SCALE: 1" = 1,000'

# PROPOSED COMMERCIAL DEVELOPMENT

536-552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

## SPECIAL PERMIT APPLICATION



LOCATION MAP

SCALE: 1" = 1,000'

PREPARED FOR:

CPD KILLINGLY LLC

433 SOUTH MAIN STREET, SUITE 219  
WEST HARTFORD, CONNECTICUT

PREPARED BY:



501 MAIN STREET, MONROE, CONNECTICUT 06468  
11 VANDERBILT AVENUE, NORWOOD, MASSACHUSETTS 02062

### PROPERTY INFORMATION

ADDRESS: 536, 542, 552 HARTFORD PIKE, KILLINGLY, CT  
MAP: 114 LOT: 39, 40, 41  
TOTAL AREA: 1.88 AC  
ZONE: VILLAGE COMMERCIAL (VC)

### OWNER / APPLICANT

CPD KILLINGLY LLC  
433 SOUTH MAIN STREET, SUITE 219  
WEST HARTFORD, CONNECTICUT  
(401) 952-1427

### SITE/CIVIL ENGINEER

KEVIN SOLLI, P.E., CPESC, LEED AP BD+C  
LICENSE NO. 25759  
SOLLI ENGINEERING, LLC  
501 MAIN STREET  
MONROE, CONNECTICUT 06468  
(203) 880-5455

### SURVEYOR OF RECORD

BRYAN NESTERAK, PE, LS  
ACCURATE LAND SURVEYING, LLC  
15 RESEARCH DRIVE  
WOODBRIDGE, CONNECTICUT 06525  
(203) 881-8145

### ARCHITECT

THOMAS SCOTT  
SCOTT GRUPPIN ARCHITECTS  
880 MAIN STREET  
WALTHAM, MASSACHUSETTS 02451  
(781) 693-7400 EXT.317

### LANDSCAPE ARCHITECT

MARY BLACKBURN, PLA  
LICENSE NO. 1499  
SOLLI ENGINEERING, LLC  
501 MAIN STREET  
MONROE, CONNECTICUT 06468  
(203) 880-5455

### DRAWING LIST

#### SITE CIVIL DRAWINGS

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
0.00	COVER SHEET	06/14/23	07/11/23
1 OF 1	PROPERTY SURVEY	05/26/23	N/A
1.40	500' RADIUS MAP	06/14/23	N/A
2.11	SITE PLAN	06/14/23	07/11/23
2.12	FIRE TRUCK TURNING FIGURE	07/11/23	N/A
2.21	GRADING & DRAINAGE PLAN	06/14/23	07/11/23
2.31	SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE I	06/14/23	N/A
2.32	SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE II	06/14/23	07/11/23
2.41	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	06/14/23	N/A
2.51	UTILITY PLAN	06/14/23	07/11/23
2.61	LANDSCAPE PLAN	06/14/23	07/11/23
2.71	LIGHTING PLAN	06/14/23	07/11/23
2.72	LIGHTING PLAN DETAILS	06/14/23	N/A
3.01	DETAILS	06/14/23	N/A
3.02	DETAILS	06/14/23	N/A
3.03	DETAILS	06/14/23	N/A
3.04	DETAILS	06/14/23	N/A

#### ARCHITECTURAL DRAWINGS

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
A001	FLOOR PLAN	06/07/23	06/28/23
A002	ELEVATIONS	06/07/23	N/A
A003	PYLON SIGN	06/07/23	N/A
A004	PERSPECTIVES	06/07/23	N/A
A005	PERSPECTIVES	06/07/23	N/A

RECEIVED

JUL 12 2023

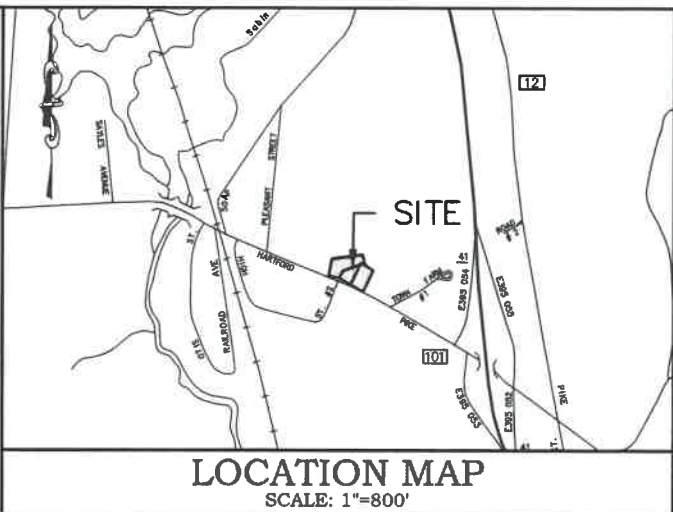
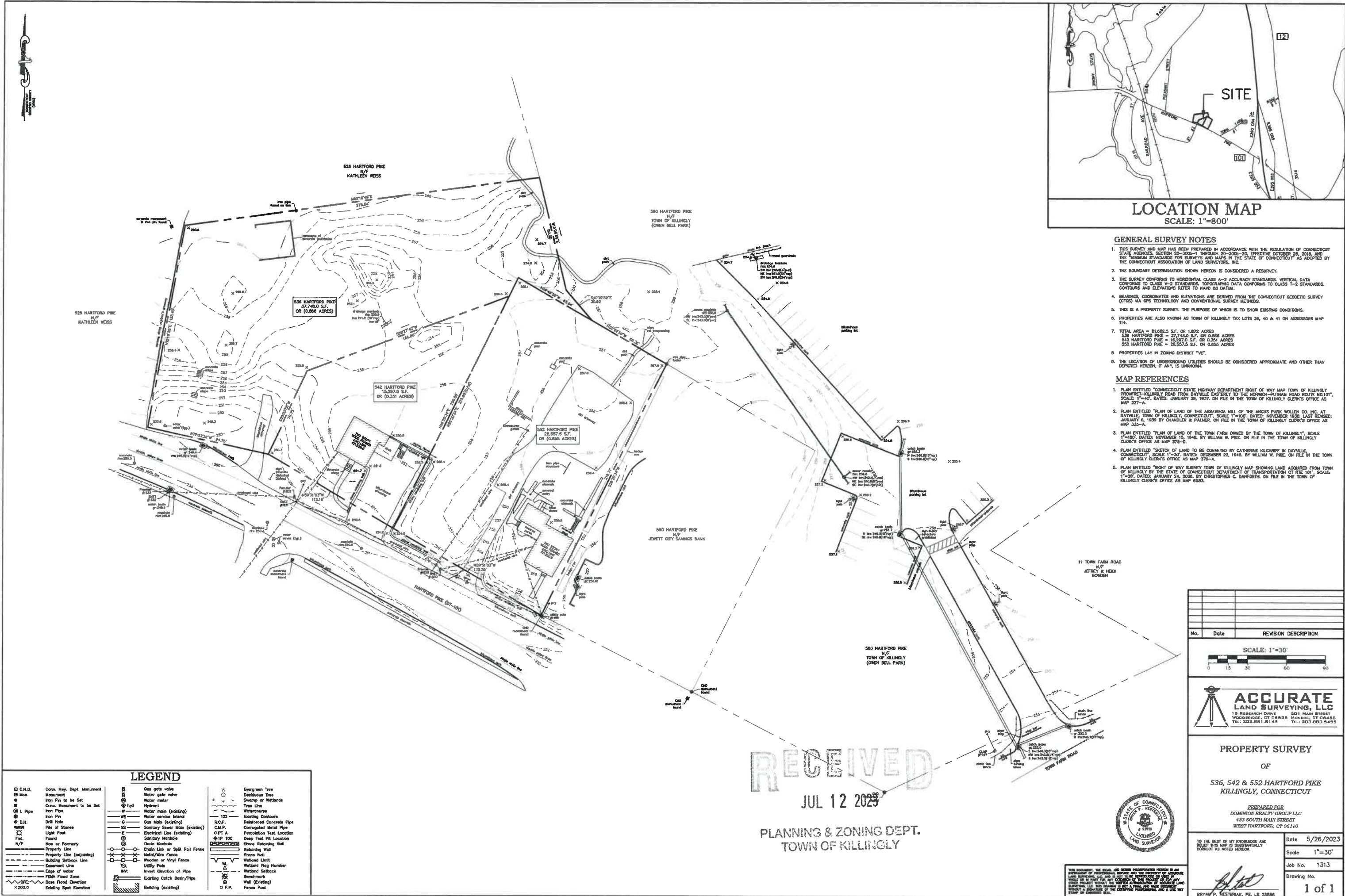
PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

07/11/23  
Rev. # Date Description  
REVISOR PER TOWN & CLIENT COMMENTS

Project: PROPOSED COMMERCIAL DEVELOPMENT  
536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title: COVER SHEET  
Sheet #: 0.00





LOCATION MAP  
SCALE: 1"=800'

- GENERAL SURVEY NOTES**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - THE BOUNDARY DETERMINATION SHOWN HEREON IS CONSIDERED A RESURVEY.
  - THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS. TOPOGRAPHIC DATA CONFORMS TO CLASS T-2 STANDARDS. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
  - BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
  - THIS IS A PROPERTY SURVEY. THE PURPOSE OF WHICH IS TO SHOW EXISTING CONDITIONS.
  - PROPERTIES ARE ALSO KNOWN AS TOWN OF KILLINGLY TAX LOTS 36, 40 & 41 ON ASSESSORS MAP 114.
  - TOTAL AREA = 81,602.5 S.F. OR 1.872 ACRES  
536 HARTFORD PIKE = 37,748.0 S.F. OR 0.866 ACRES  
542 HARTFORD PIKE = 15,297.0 S.F. OR 0.351 ACRES  
552 HARTFORD PIKE = 28,557.5 S.F. OR 0.655 ACRES
  - PROPERTIES LAY IN ZONING DISTRICT "VC".
  - THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.

- MAP REFERENCES**
- PLAN ENTITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF KILLINGLY, PROMPT-KILLINGLY ROAD FROM DAYVILLE EASTERLY TO THE NORTH-PUTNAM ROAD ROUTE NO.101", SCALE 1"=40', DATED: JANUARY 25, 1937, ON FILE IN THE TOWN OF KILLINGLY CLERK'S OFFICE AS MAP 327-A.
  - PLAN ENTITLED "PLAN OF LAND OF THE ASSAWAMUCK MILL OF THE ANGUS PARK WOLLEN CO. INC. AT DAYVILLE, TOWN OF KILLINGLY, CONNECTICUT", SCALE 1"=100', DATED: NOVEMBER 1938, LAST REVISED: JANUARY 6, 1939 BY CHANDLER & PALMER, ON FILE IN THE TOWN OF KILLINGLY CLERK'S OFFICE AS MAP 335-A.
  - PLAN ENTITLED "PLAN OF LAND OF THE TOWN FARM OWNED BY THE TOWN OF KILLINGLY", SCALE 1"=100', DATED: NOVEMBER 15, 1948, BY WILLIAM W. PIKE, ON FILE IN THE TOWN OF KILLINGLY CLERK'S OFFICE AS MAP 378-A.
  - PLAN ENTITLED "SKETCH OF LAND TO BE CONVEYED BY CATHERINE KILGARIFF IN DAYVILLE, CONNECTICUT", SCALE 1"=30', DATED: DECEMBER 22, 1846, BY WILLIAM W. PIKE, ON FILE IN THE TOWN OF KILLINGLY CLERK'S OFFICE AS MAP 378-A.
  - PLAN ENTITLED "RIGHT OF WAY SURVEY TOWN OF KILLINGLY MAP SHOWING LAND ACQUIRED FROM TOWN OF KILLINGLY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION CT RTE 101", SCALE 1"=20', DATED: JANUARY 24, 2008, BY CHRISTOPHER C. DANFORTH, ON FILE IN THE TOWN OF KILLINGLY CLERK'S OFFICE AS MAP 688A.

No.	Date	REVISION DESCRIPTION

SCALE: 1"=30'

**ACCURATE LAND SURVEYING, LLC**  
15 RESEARCH DRIVE  
WATERBURY, CT 06725  
TEL: 203.881.8143

501 MAIN STREET  
MONROE, CT 06468  
TEL: 203.880.5455

**PROPERTY SURVEY**  
OF  
536, 542 & 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

PREPARED FOR  
DOMINION REALTY GROUP LLC  
433 SOUTH MAIN STREET  
WEST HARTFORD, CT 06110

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Date 5/26/2023  
Scale 1"=30'  
Job No. 1313  
Drawing No. 1 of 1

BRYAN P. KESTER, PE, LS 23556

LEGEND			
CH.D. Mon. L. Pipe D.H. Pile of Stones Light Post Found N/F	Conc. Hwy. Dept. Monument Monument Iron Pin to be Set Conc. Monument to be Set Iron Pin Drill Hole Pile of Stones Light Post Found N/F	Gas gate valve Water gate valve Water meter Hydrant Water main (existing) Water service lateral Gas Main (existing) Sanitary Sewer Main (existing) Electrical Line (existing) Sanitary Manhole Drain Manhole Chain Link or Split Rail Fence Metal/Wire Fence Wooden or Vinyl Fence Utility Pole Invert Elevation of Pipe Existing Catch Basin/Pipe Building (existing)	Evergreen Tree Deciduous Tree Swamp or Wetlands Tree Line Watercourse Existing Contours Reinforced Concrete Pipe Corrugated Metal Pipe Percolation Test Location Deep Test Pit Location Stone Retaining Wall Retaining Wall Stone Wall Wellhead Limit Wellhead Flag Number Benchmark Wall (existing) Fence Post



GENERAL NOTES

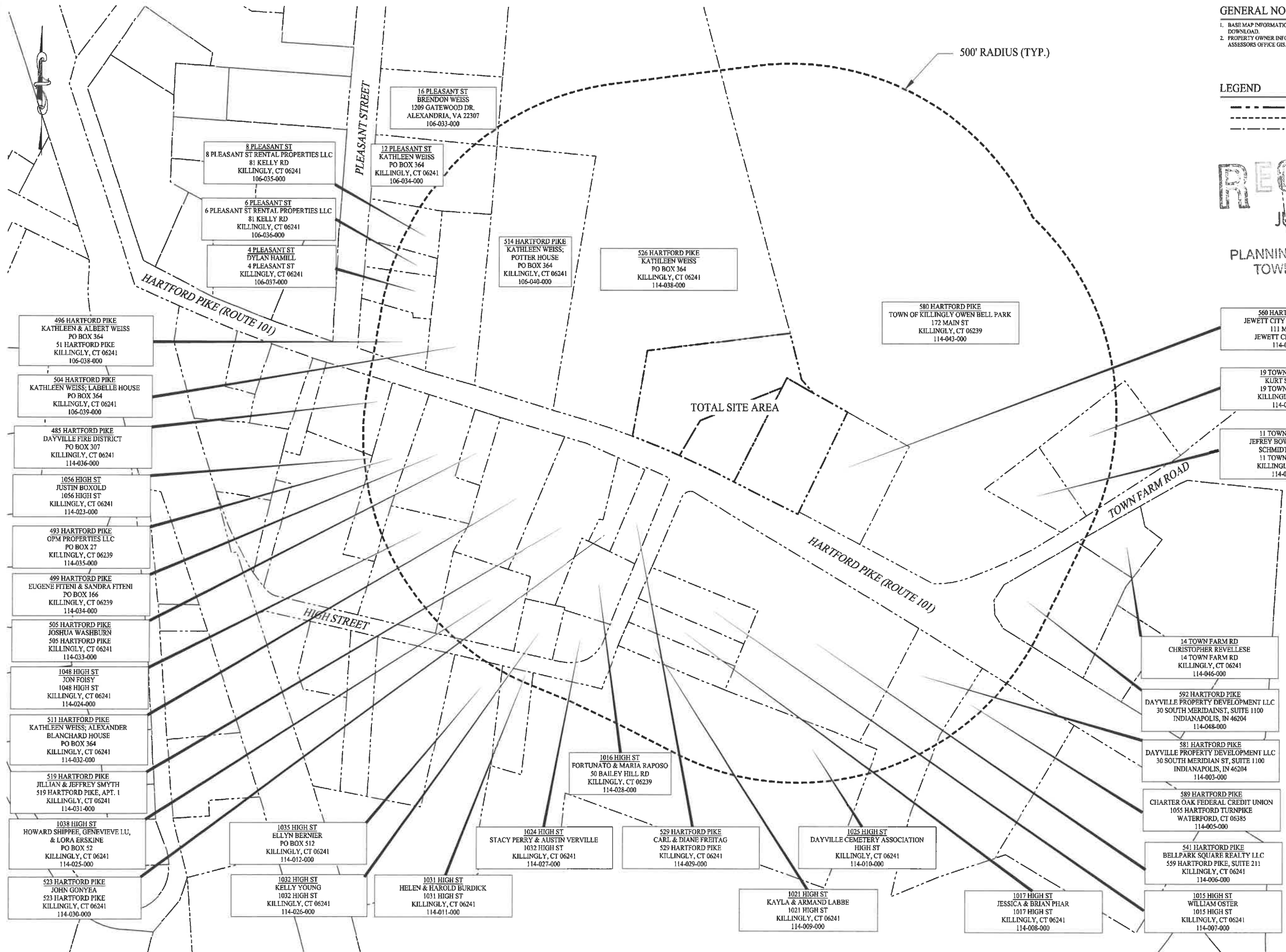
1. BASE MAP INFORMATION TAKEN FROM CT ECO MUNICIPAL PARCEL SHAPEFILE DOWNLOAD.
2. PROPERTY OWNER INFORMATION TAKEN FROM THE TOWN OF KILLINGLY ASSESSORS OFFICE GIS.

LEGEND

	PROPERTY LINE
	LIMIT OF 500' RADIUS FROM PROPERTY
	ZONE LINE

RECEIVED  
JUL 12 2023

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY



Rev. #: Date Description

Graphic Scale:



**SOLLI**  
ENGINEERING  
301 Main Street, Meriden, CT 06468 T: (203) 880-5455 F: (203) 880-5695  
11 Vredestein Ave., Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-5695

Drawn By: VER

Checked By: LAM

Approved By: KMS

Project #: 23102501

Plan Date: 06/14/23

Scale: 1" = 80'

Project:

**PROPOSED  
DEVELOPMENT**  
536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title:

500' RADIUS  
MAP

Sheet #:

1.40

# LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJOINING LOT LINE
	BUILDING SETBACK
	BUILDING OVERHANG LINE / CANOPY
	PROPOSED BUILDING LIMITS
	PROPOSED BUILDING HATCH
	SAWCUT PAVEMENT LINE
	BITUMINOUS CONCRETE CURB
	STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
	CONCRETE SIDEWALK / PAVEMENT
	SIDEWALK LIMITS
	PAVEMENT STRIPING - YELLOW
	PAVEMENT STRIPING - WHITE
	STANDARD ADA PARKING SPACES
	PAVEMENT ARROW MARKINGS
	PARKING SPACE COUNT
	STORMWATER BASIN/RAIN GARDEN AREA
	FUTURE EV CHARGING SPACES
	PATIO RAILING
	BUILDING DOOR
	PATIO AREA

# SIGN LEGEND

SIZES (IN) 30"	CONN DOT # 31-0552	SUPPORTS 2
SIZES (IN) 12"x18" 12"x6"	CONN DOT # 31-0629P 31-0648	SUPPORTS 1
SIZES (IN) 30"x30" 30"x24"	CONN DOT # 31-1619 31-1620	SUPPORTS 1
SIZES (IN) 12"x18" 12"x6"	CONN DOT # 31-0629P 31-0648	SUPPORTS 1
SIZES (IN) 30"x30" 30"x24"	CONN DOT # 31-1619 31-1620	SUPPORTS 1
SIZES (IN) 12"x18" 12"x6"	CONN DOT # 31-0629P 31-0648	SUPPORTS 1

# PARKING SUMMARY

PROPOSED DEVELOPMENT	UNIT	REQUIREMENT	REQUIRED	PROVIDED
MEDICAL OFFICE	6,500 SF	3.23 SPACES / 1,000 SF**	21	24
RESTAURANT	6,240 SF	1 SPACES / 4 SEATS OR 1 / 150 SF	42*	42
TOTAL			63	66

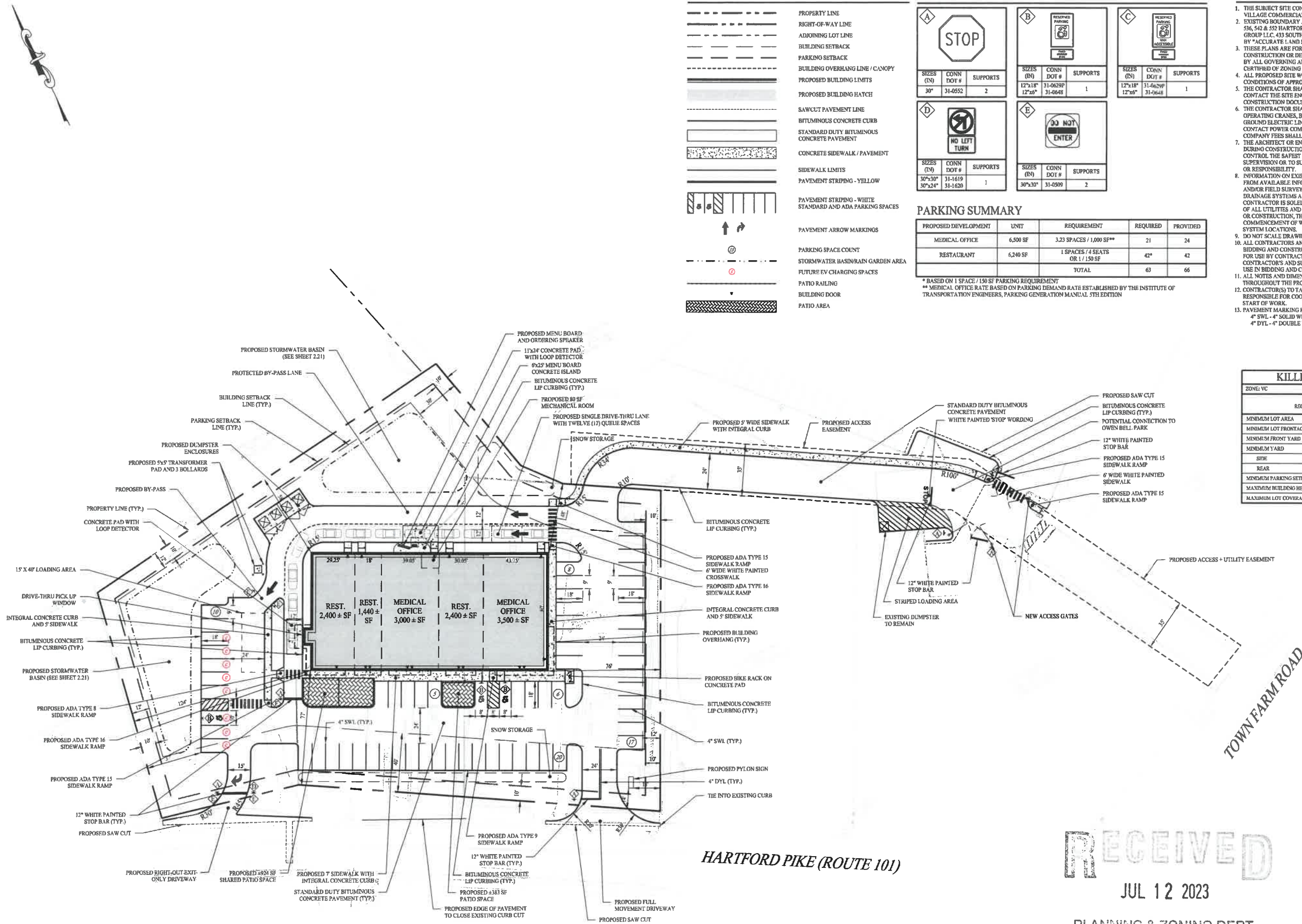
\* BASED ON 1 SPACE / 150 SF PARKING REQUIREMENT  
\*\* MEDICAL OFFICE RATE BASED ON PARKING DEMAND RATE ESTABLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS, PARKING GENERATION MANUAL 5TH EDITION

# GENERAL SITE NOTES

- THE SUBJECT SITE CONSISTS OF A TOTAL AREA OF APPROXIMATELY 1.87 ACRES, LOCATED IN THE VILLAGE COMMERCIAL DISTRICT (VCD) OF KILLINGLY, CONNECTICUT.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 536, 542 & 552 HARTFORD PIKE, KILLINGLY, CONNECTICUT, PREPARED FOR DOMINION REALTY GROUP LLC, 433 SOUTH MAIN STREET, WEST HARTFORD, CT 06110" SCALE 1"=30' DATED 05/26/2023 BY "ACCURATE LAND SURVEYING, LLC".
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES AND ISSUANCE OF A DULY AUTHORIZED CURTSEID OF ZONING COMPLIANCE AND BUILDING PERMIT FROM THE TOWN OF KILLINGLY.
- ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE AND/OR FEDERAL REVIEWING AGENCIES.
- THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD AND BELOW GROUND ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT 1-800-422-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.
- ALL NOTES AND DIMENSIONS DESIGNATED "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- PAVEMENT MARKING KEY:  
4" SWL - 4" SOLID WHITE LINE  
4" DYL - 4" DOUBLE YELLOW LINE

# KILLINGLY ZONING COMPLIANCE TABLE

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS
MINIMUM LOT AREA	20,000 SF	81,602 SF
MINIMUM LOT FRONTAGE	100 FT	342 FT
MINIMUM FRONT YARD	40 FT	77 FT
MINIMUM YARD		
SIDE	12 FT	76 FT
REAR	30 FT	48 FT
MINIMUM PARKING SETBACK	10 FT	10 FT
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MAXIMUM LOT COVERAGE	60%	59.3%



HARTFORD PIKE (ROUTE 101)

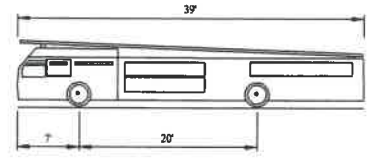
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TOWN OF KILLINGLY

2	07/11/23	REVISED PER TOWN & CLIENT COMMENTS
1	06/28/23	REVISED PER CLIENT COMMENT
Rev. #:	Date	Description
Graphic Scale: 30 0 30 60		
<p><b>SOLLI ENGINEERING</b> 501 Main Street, Meriden, CT 06468 T: (203) 880-5415 F: (203) 880-9695 11 Voadichill Ave, Norwood, MA 02062 T: (781) 352-9491 F: (203) 880-9695</p>		
Drawn By:	VER	
Checked By:	LAM	
Approved By:	KMS	
Project #:	23102501	
Plan Date:	06/14/23	
Scale:	1" = 30'	
Project:		
<p><b>PROPOSED DEVELOPMENT</b> 536, 542, 552 HARTFORD PIKE KILLINGLY, CONNECTICUT</p>		
Sheet Title:	Sheet #:	
SITE PLAN	2.11	

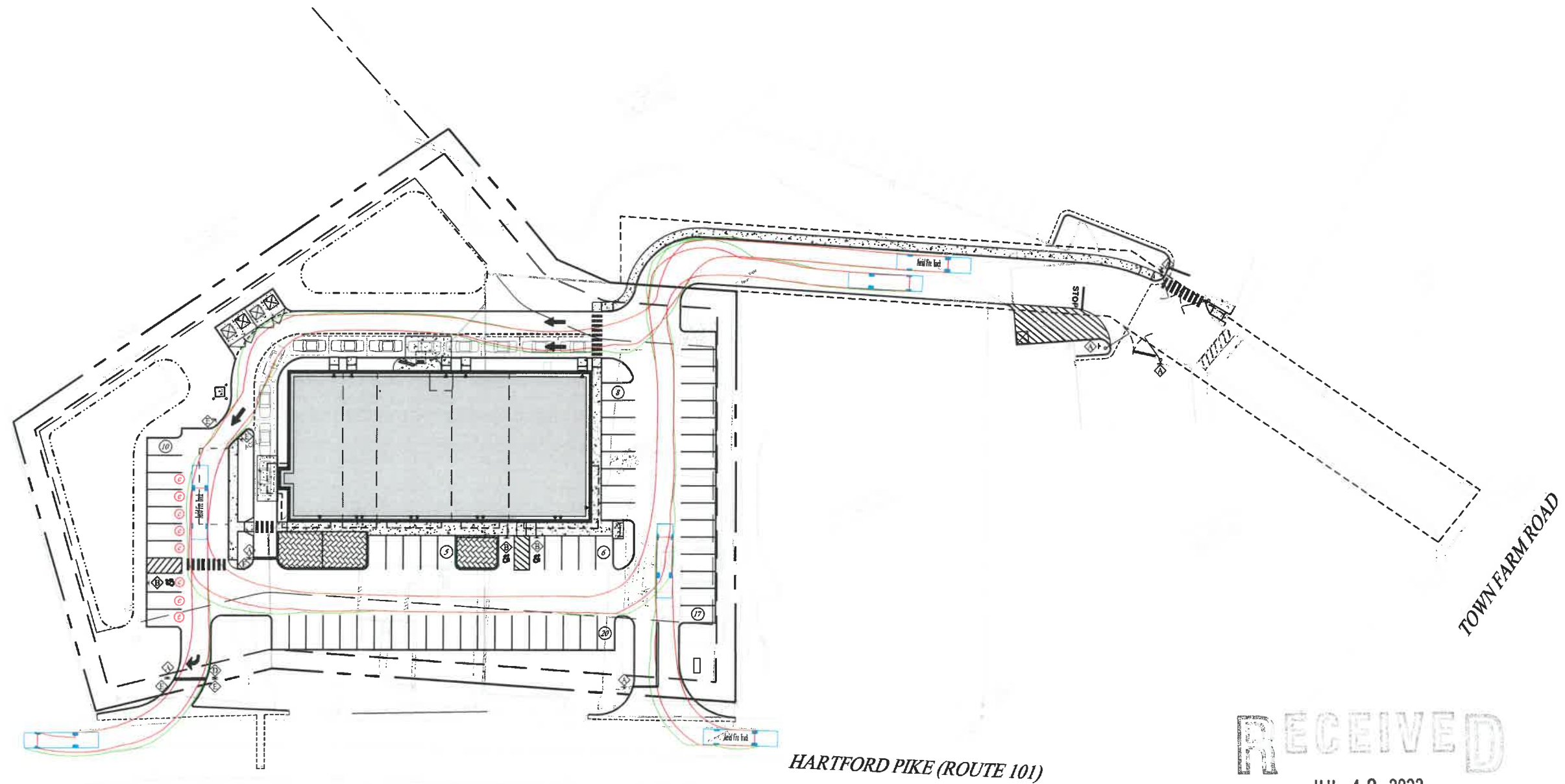




OVERALL LENGTH = 39.000 FT  
OVERALL WIDTH = 8.167 FT  
OVERALL BODY HEIGHT = 7.500 FT  
MIN BODY GROUND CLEARANCE = 0.750 FT  
TRACK WIDTH = 8.167 FT  
LOCK-TO-LOCK TIME = 5.00 SECONDS  
MAX WHEEL ANGLE = 45.00°

**AERIAL FIRE TRUCK**

SCALE: 1" = 10'



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30	0	30 60

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11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 252-6491 F: (203) 890-9693

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Approved By:	KMS	
Project #:	23102501	
Plan Date:	06/14/23	
Scale:	1" = 30'	

Project:  
**PROPOSED DEVELOPMENT**  
536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title:	Sheet #:
<b>FIRE TRUCK TURNING FIGURE</b>	<b>2.12</b>





### SEDIMENT TRAP CALCULATIONS

NOTE:  
TEMPORARY SEDIMENT TRAPS HAVE BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SEDIMENT TRAP #1:  
CONTRIBUTING DRAINAGE AREA = 1.53± ACRES  
1.53 AC x 134 CY/AC = 205.02 CY  
205.02 CY x 27 CF/CY = 5,535.54 CF  
SEDIMENT TRAP #1 STORAGE CAPACITY = 5,583± CF

SEDIMENT TRAP #2:  
CONTRIBUTING DRAINAGE AREA = 0.35± ACRES  
0.35 AC x 134 CY/AC = 46.90 CY  
46.90 CY x 27 CF/CY = 1,266.30 CF  
SEDIMENT TRAP #2 STORAGE CAPACITY = 1,350± CF

### PHASE I CONSTRUCTION SEQUENCE

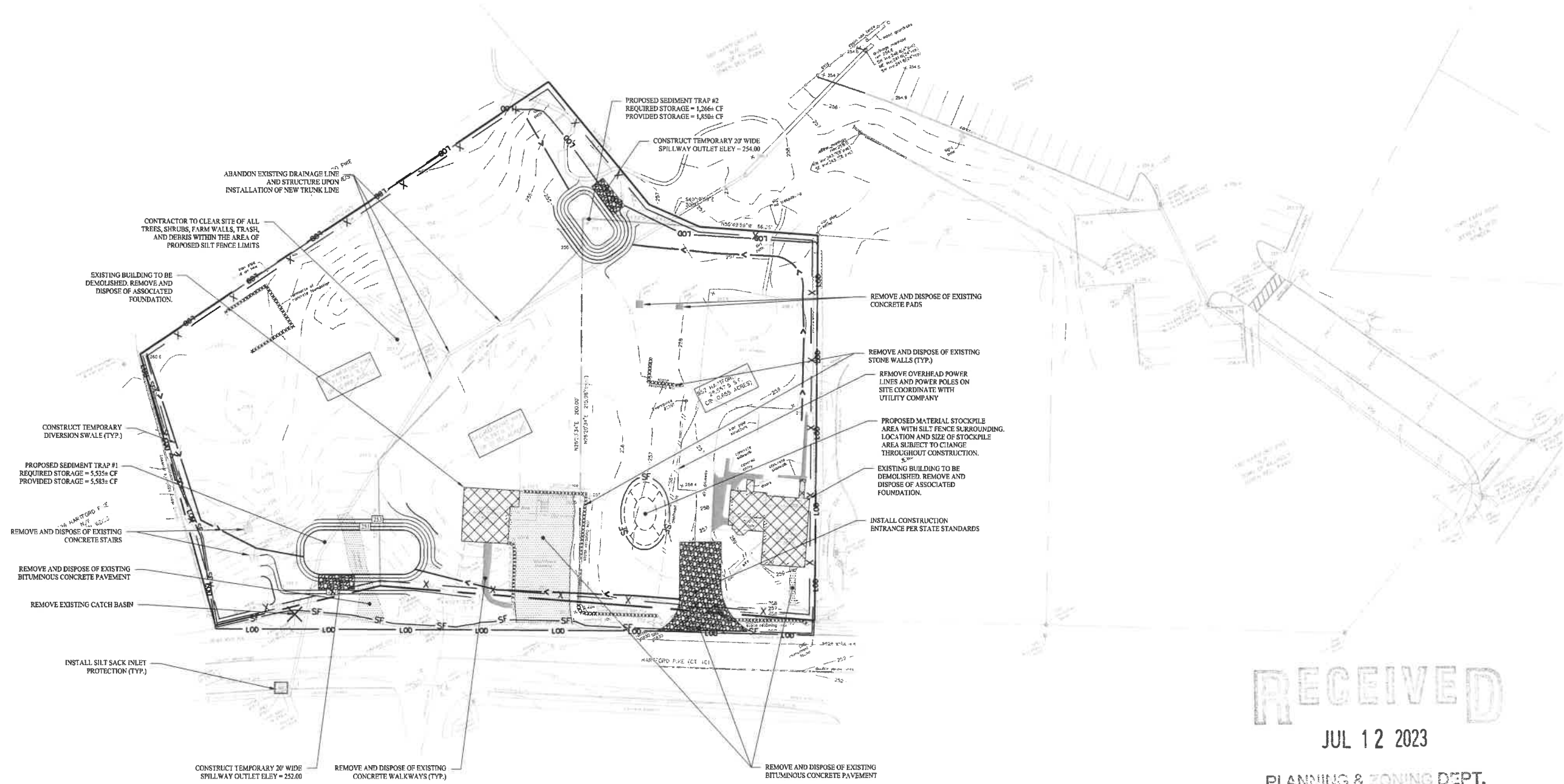
1. INSTALL SILT FENCE(S) ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE PROTECTION).
2. INSTALL SILT SACK INLET PROTECTIONS.
3. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
4. HALT ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD TO PERFORM INSPECTION AND CERTIFICATION OF BEST MANAGEMENT PRACTICES (BMP'S). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORM WATER PRE-CONSTRUCTION MEETING WITH THE ENGINEER, AGENCIES AND GROUND-DISTURBING CONTRACTOR BEFORE PROCEEDING WITH CONSTRUCTION.
5. DEMOLISH AND REMOVE ALL STRUCTURES, BUILDINGS, PAVEMENT AND SIGNAGE AND OTHER EXISTING INFRASTRUCTURE CALLED OUT HEREON.
6. BEGIN CLEARING AND GRUBBING THE SITE.
7. BEGIN ROUGH GRADING OF THE SITE AND CONSTRUCT TEMPORARY SEDIMENT TRAPS.

### GENERAL SITE NOTES

1. THE SUBJECT SITE CONSISTS OF A TOTAL AREA OF APPROXIMATELY 1.87 ACRES, LOCATED IN THE VILLAGE COMMERCIAL DISTRICT (VCD) OF KILLINGLY, CONNECTICUT.
2. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 536, 542 & 552 HARTFORD PIKE, KILLINGLY, CONNECTICUT, PREPARED FOR DOMINION REALTY GROUP LLC, 493 SOUTH MAIN STREET, WEST HARTFORD, CT 06110" SCALE 1"=30' DATED 05/26/2023 BY "ACCURATE LAND SURVEYING, LLC".
3. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
4. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD AND BELOW GROUND ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
5. THE ARCHITECT OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER OF RECORD HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT UNWITTINGLY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES PRIOR TO DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT 1-800-922-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
8. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTORS AND SUBCONTRACTORS RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.
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### LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJOINING LOT LINE
	LIMIT OF DISTURBANCE
	DIVERSION SWALE
	TEMPORARY SEDIMENT TRAP / BASIN
	SILT SACK INLET PROTECTION
	STONE CHECK DAM
	CONSTRUCTION ENTRANCE
	SILT FENCE PROTECTION
	STORM / SANITARY STRUCTURE REMOVAL
	BUILDING DEMOLITION
	PAVEMENT REMOVAL
	MAJOR CONTOUR
	MINOR CONTOUR
	STONE WALL REMOVAL
	CONSTRUCTION FENCE



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Rev. #:	Date	Description
Graphic Scale: 30 0 30 60		
<b>SOLLI</b> ENGINEERING 501 Main Street, Meriden, CT 06468 T: (203) 880-5455 F: (203) 880-9693 11 Vandalia Ave., Norwalk, MA 02062 T: (781) 352-0491 F: (203) 880-9693		
Drawn By:	VER	
Checked By:	LAM	
Approved By:	KMS	
Project #:	23102501	
Plan Date:	06/14/23	
Scale:	1" = 30'	
Project:		
PROPOSED DEVELOPMENT 536, 542, 552 HARTFORD PIKE KILLINGLY, CONNECTICUT		
Sheet Title: SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE I		Sheet #: 2.31

PHASE II CONSTRUCTION SEQUENCE

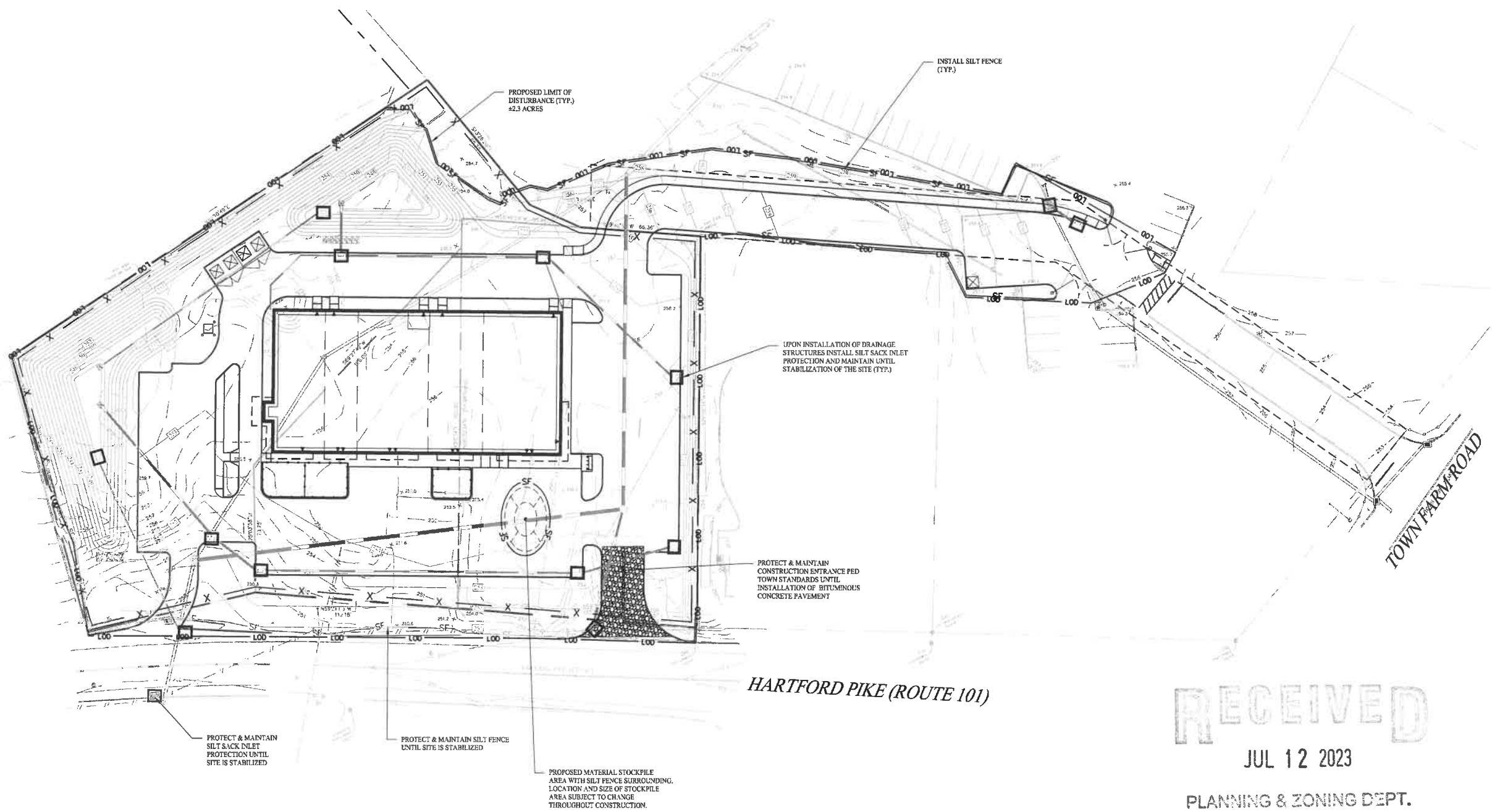
1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
3. INSTALL ADDITIONAL SILT FENCE SHOWN HERE ON. PROTECT & MAINTAIN SILT FENCE INSTALLED IN PHASE WHERE APPLICABLE.
4. PROTECT AND MAINTAIN ALL EXISTING INLET PROTECTION THAT WERE INSTALLED DURING PHASE I.
5. INSTALL DRAINAGE INFRASTRUCTURE AS SHOWN ON SHEET 2.21 WITH APPROPRIATE INLET PROTECTION MEASURES UPON INSTALLATION.
6. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. CONSTRUCT BUILDINGS AND ASSOCIATED FEATURES.
8. PREPARE SITE FOR PAVING.
9. INSTALL CURBS.
10. PAVE AREAS SHOWN ON PLAN.
11. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
12. CONSTRUCT SIDEWALKS.
13. OBTAIN CONCURRENCE WITH THE CONSTRUCTION MANAGER THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
  - 13.1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
  - 13.2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPs, AND
  - 13.3. ASK THE CM TO CONTACT THE ENGINEER TO COMPLETE THE ENGINEERS ON-SITE INSPECTIONS AND REPORT.
14. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED.

GENERAL SITE NOTES

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- SILT FENCE PROTECTION
- SILT FENCE MAINTAIN FROM PHASE I
- CONSTRUCTION FENCE
- LIMIT OF DISTURBANCE
- DIVERSION SWALE/BERM
- CONSTRUCTION ENTRANCE
- SILT SACK INLET PROTECTION
- SILT SACK INLET PROTECTION MAINTAIN FROM PHASE I
- STONE CHECK DAM



107/11/23  
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Rev. #: 1  
Date: 07/11/23  
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Graphic Scale:  
30 0 30 60

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ENGINEERING

501 Main Street, Meriden, CT 06468  
11 Vanderbilt Ave., Norwood, MA 02062

T: (203) 880-5455  
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T: (781) 352-6491  
F: (203) 880-8695

Drawn By: VER  
Checked By: LAM  
Approved By: KMS  
Project #: 23102501  
Plan Date: 06/14/23  
Scale: 1" = 30'

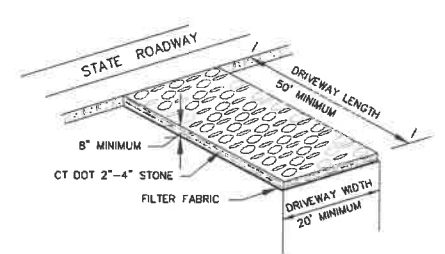
Project:  
**PROPOSED DEVELOPMENT**  
536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title:  
**SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE II**

Sheet #:  
**2.32**

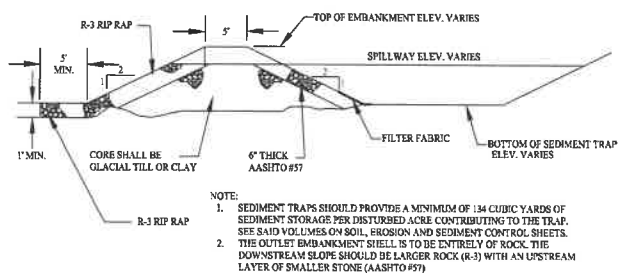
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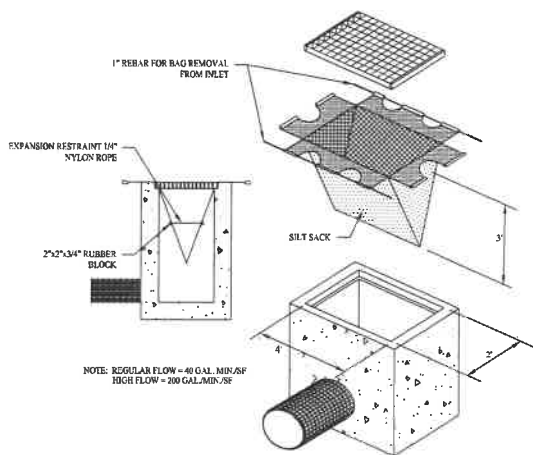
CONSTRUCTION ENTRANCE

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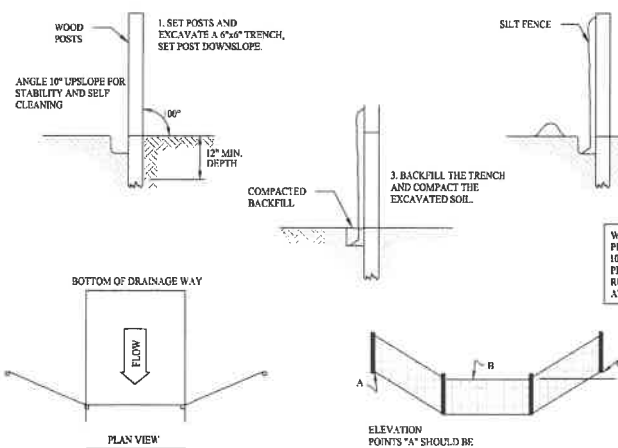
TYPICAL SEDIMENT TRAP DETAIL

SCALE: NTS



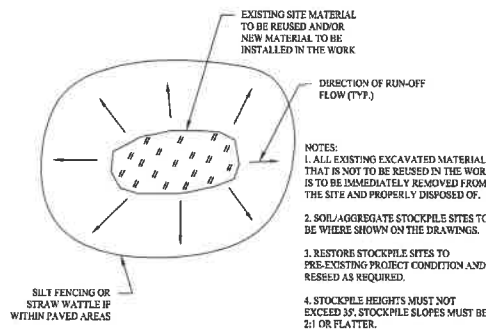
SILT SACK INLET PROTECTION DETAIL

SCALE: NTS



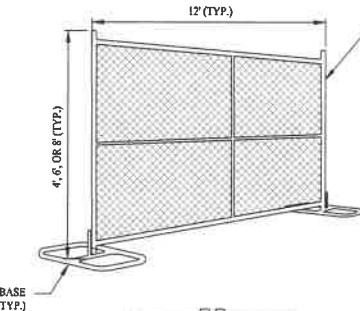
SILT FENCE PROTECTION DETAIL

SCALE: NTS



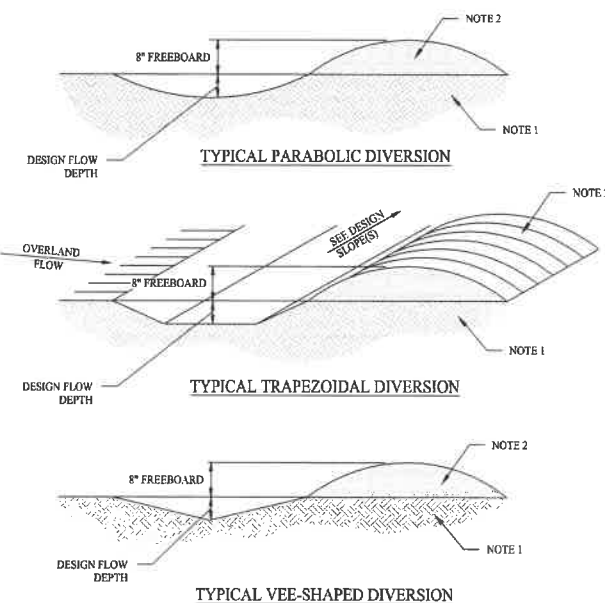
STOCKPILE AREA DETAIL

SCALE: NTS



TEMPORARY CONSTRUCTION FENCE DETAIL

SCALE: NTS



DIVERSION BERM DETAIL

SCALE: NTS

## SOIL EROSION & SEDIMENT CONTROL NOTES

**SEDIMENT & EROSION CONTROL NARRATIVE**  
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

**CONSTRUCTION SCHEDULE**  
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS FALL 2023 WITH COMPLETION ANTICIPATED BY SUMMER 2024. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

**CONTINGENCY EROSION PLAN**  
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE LAND USE AGENTS OF THE TOWN OF KILLINGLY AND ENGINEER ON RECORD SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

**OPERATION REQUIREMENTS**

**CLEARING AND GRUBBING OPERATIONS:**

- ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING OPERATIONS.
- FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER OF RECORD HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
- THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL DEVICES. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.
- ALL REMOVED INVASIVE PLANT SPECIES MATERIAL SHALL BE FULLY REMOVED FROM THE SITE AND TAKEN TO AN APPROVED AND/OR ACCEPTABLE DISPOSAL LOCATION.

**ROUGH GRADING OPERATIONS:**

- DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
- ALL STOCKPILED TOPSOIL SHALL BE SEED, MULCH, AND ENCLOSED BY A SILTATION FENCE.
- AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPS.

**PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS:**

- SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF TEMPORARY SEDIMENT TRAP AND BASIN SLOPES, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE ENGINEER OF RECORD.

**FINAL GRADING AND PAVING OPERATIONS:**

- ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
- NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEED, MULCH, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
- PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
- AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN OF KILLINGLY.

### SEDIMENT AND EROSION CONTROL NOTES

- THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
- AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE TOWN OF KILLINGLY TO ENSURE IMPLEMENTATION OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE TOWN OF KILLINGLY FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
- VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPs ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
  - A SUMMARY OF THE SITE CONDITIONS, E&S BMPs, AND COMPLIANCE; AND
  - THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
- THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, PREPARED BY CTDEEP, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF KILLINGLY. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
- ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, CIVIL ENGINEER, TOWN OF KILLINGLY, OR GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
- THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
- THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, RIP RAP ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RUBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEED, MULCH, AND REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- MINIMIZE LAND DISTURBANCES. SEED AND MUD DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND

### INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

**I. SILTATION FENCE:**

- DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
- POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
- LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUNOFF.
- BACKFILL THE TRENCH AND COMPACT.

**II. SILT SACK INLET PROTECTION**

- REMOVE CATCH BASIN GRATE AND PROPERLY PLACE THE SILT SACK INTO THE FRAME OF THE CATCH BASIN.
- PLACE GRATE BACK ONTO FRAME AND ENSURE NO PORTIONS OF THE SILT SACK HAVE SAGGED INTO THE CATCH BASIN.
- ONCE GRATE IS PLACED BACK ONTO FRAME OBSERVE TO SEE IF SILT SACK IS INSTALLED IN A MANNER THAT WILL ALLOW FOR SEDIMENT TO BE FILTERED OUT DURING STORM EVENTS.

**III. CONSTRUCTION ENTRANCE**

- REMOVE ALL VEGETATION AND OTHER MATERIALS FROM THE FOUNDATION AREA. GRADE AND CROWN FOUNDATION FOR POSITIVE DRAINAGE.
- PLACE 1-IN STONE A MINIMUM OF 50FT ALONG THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD. AGGREGATE SHOULD BE PLACED AT LEAST 6" THICK.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN STONE FILL AND EARTH SURFACE TO REDUCE THE MIGRATION OF SOIL PARTICLES FROM THE UNDERLYING SOIL INTO THE STONE AND VICE VERSA.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE.
- FILTER FABRIC FENCE SHALL BE INSTALLED DOWN GRADIENT FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT-LADEN RUNOFF FROM THE ENTRANCE.

**IV. SEDIMENT TRAP**

- CLEAR, GRUB, AND STRIP ALL VEGETATION FROM THE EMBANKMENT AREA.
- COMPACT AND FILL EMBANKMENT IN 9" LIFTS.
- OVERFILL EMBANKMENT 6" ABOVE DESIGN ELEVATION TO ALLOW FOR SETTLEMENT.
- EVAUATE TRAPEZOIDAL STONE OUTLET SECTION FROM COMPACTED EMBANKMENT. INSTALL FILTER FABRIC UNDER RIPRAP.

**V. DIVERSION SWALE**

- EXCAVATE A MINIMUM CROSS SECTION WIDTH OF 4 FT, HEIGHT OF 1.5 FT, AND SIDE SLOPES 2:1.
- SEED AND MULCH DIVERSION AS SOON AS THE SWALE IS CONSTRUCTED.
- THE MAXIMUM CHANNEL GRADE SHALL BE LIMITED TO 1.0 PERCENT AND HAVE A POSITIVE GRADE OUTLET.
- OUTLET THE DIVERTED RUNOFF INTO THE STABILIZED SEDIMENTATION TRAP.

### OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

**I. SILTATION FENCE:**

- ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETACHED SILT SACKS AND SACKS THAT APPEAR TO HAVE AN EXCESS OF SEDIMENT SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
- SEDIMENT DEPOSITS SHALL BE REMOVED FROM THE SILT SACKS WHEN THEY EXCEED A COUPLE INCHES OF SEDIMENT WITHIN THE CATCH BASIN.

**II. SILT SACK INLET PROTECTION**

- ALL SILT SACK INLET PROTECTION DEVICES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETACHED SILT SACKS AND SACKS THAT APPEAR TO HAVE AN EXCESS OF SEDIMENT SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
- SEDIMENT DEPOSITS SHALL BE REMOVED FROM THE SILT SACKS WHEN THEY EXCEED A COUPLE INCHES OF SEDIMENT WITHIN THE CATCH BASIN.

**III. CONSTRUCTION ENTRANCE**

- THE CONSTRUCTION ENTRANCE AND FENCE SHALL BE INSPECTED AS A MINIMUM WEEKLY AND AFTER EACH RAINFALL.
- REMOVE MUD AND HEAVY SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD IMMEDIATELY.
- THE GRAVEL PAD SHALL BE TOPDRESSED WITH NEW STONE WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE GRAVEL.

TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEED WITH TACKIFIER.

- SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
- INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE REPAIRED IMMEDIATELY. AMOCO SILT STOP OR EQUIVALENT APPROVED BY THE ENGINEER OF RECORD. FILTER FABRIC USED SHALL BE MURFAL 100X OR EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
- DIRECT ALL DRAINAGE PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAPS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
- SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
- CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE ENGINEER OF RECORD OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE HAY BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM DRAIN TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
- CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
- ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRISTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS Hauling IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.
- MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY. FILE NOT NOTICE OF TERMINATION WITH GOVERNING AUTHORITY RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.
- CONTACT INFORMATION FOR PERSON RESPONSIBLE FOR INSTALLING AND MAINTAINING SOIL EROSION AND SEDIMENT CONTROL MEASURES: TBD.

D. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. E. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

**IV. SEDIMENT TRAP**

- INSPECT SEDIMENT TRAP AFTER EACH SIGNIFICANT RAINFALL EVENT. REPAIR ANY EROSION OR PILING HOLES IMMEDIATELY.
- SET A STAKE AT ONE HALF THE DESIGN DEPTH OF THE SEDIMENT TRAP. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH.
- CLEAN OR REPLACE SPILL WAY GRAVEL FACING IF CLOGGED.
- PROMPTLY REPLACE ANY DISPLACED RIPRAP.
- INSPECT VEGETATION; RESEED AND REMULCH IF NECESSARY.
- CHECK SPILLWAY DEPTH PERIODICALLY. FILL ANY LOW AREAS OF THE EMBANKMENT TO MAINTAIN DESIGN ELEVATION.

**V. DIVERSION SWALE**

- ALL TEMPORARY DIVERSION SWALES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL.
- DAMAGE CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CHECK OUTLETS CAREFULLY AND MAKE TIMELY REPAIRS AS NEEDED.
- WHEN THE AREA PROTECTED HAS BEEN PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL, AND APPROXIMATELY STABILIZE IT.

### EROSION AND SEDIMENT CONTROL PLAN

- HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND ALONG THE TOP OF ALL CRITICAL CUT AND FILL SLOPES.
- CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS; ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
- CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
- ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUESTED OR AS DIRECTED BY THE ENGINEER OF RECORD OR BY LOCAL GOVERNING OFFICIALS.
- SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.
- THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.

Rev. #: Date Description

Graphic Scale: 30 0 30 60

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Drawn By: VER

Checked By: LAM

Approved By: KMS

Project #: 23102501

Plan Date: 06/14/23

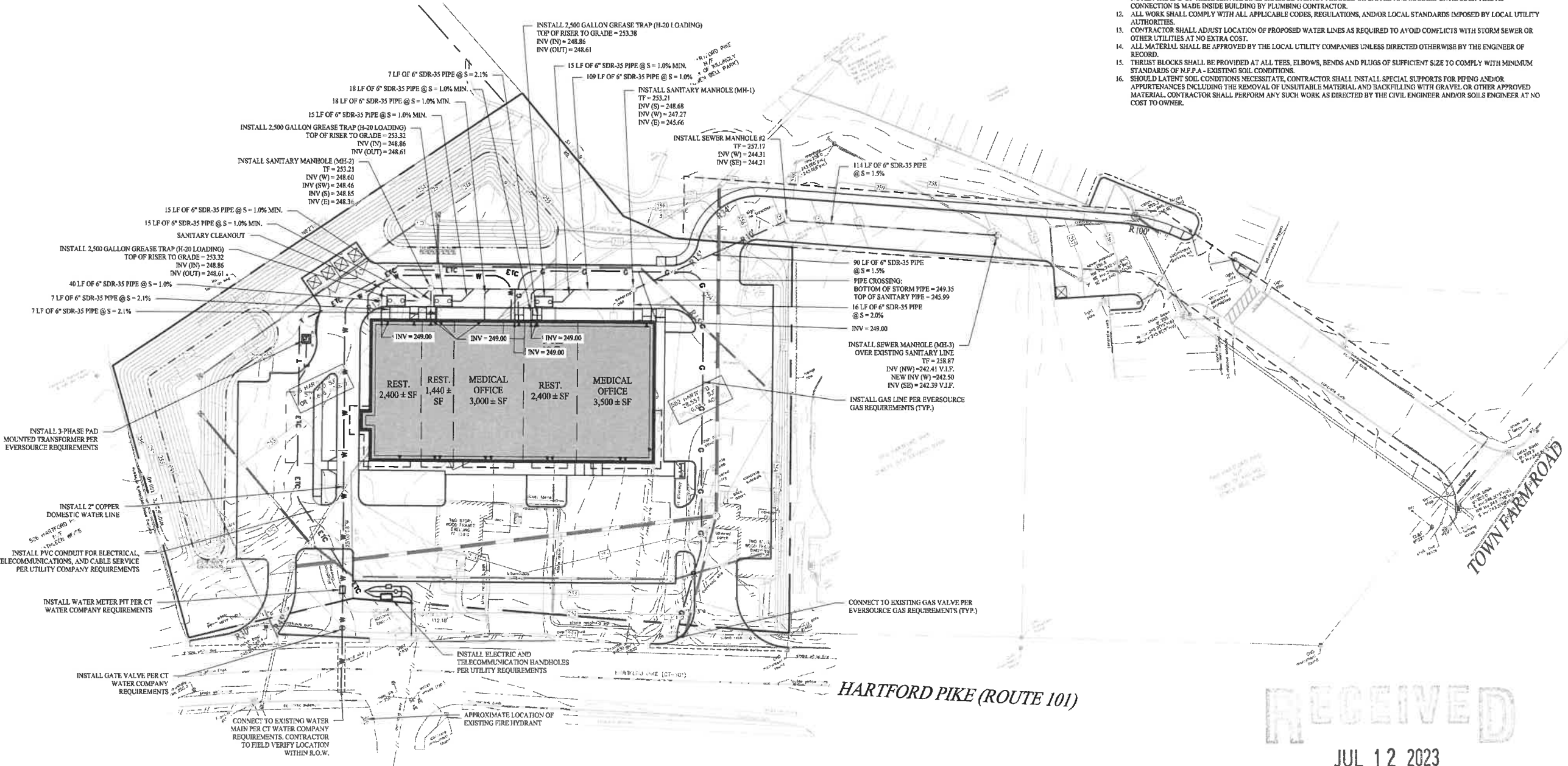
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Project:

**PROPOSED DEVELOPMENT**  
536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title: SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

2.41



INSTALL 3-PHASE PAD MOUNTED TRANSFORMER PER EVERSOURCE REQUIREMENTS

INSTALL 2" COPPER DOMESTIC WATER LINE

INSTALL PVC CONDUIT FOR ELECTRICAL, TELECOMMUNICATIONS, AND CABLE SERVICE PER UTILITY COMPANY REQUIREMENTS

INSTALL WATER METER PIT PER CT WATER COMPANY REQUIREMENTS

INSTALL GATE VALVE PER CT WATER COMPANY REQUIREMENTS

INSTALL 2,500 GALLON GREASE TRAP (H-20 LOADING)  
TOP OF RISER TO GRADE = 253.32  
INV (IN) = 248.86  
INV (OUT) = 248.61

INSTALL SANITARY MANHOLE (MH-2)  
TF = 253.21  
INV (W) = 248.60  
INV (SW) = 248.46  
INV (S) = 248.85  
INV (E) = 248.36

15 LF OF 6" SDR-35 PIPE @ S = 1.0% MIN.  
15 LF OF 6" SDR-35 PIPE @ S = 1.0% MIN.

SANITARY CLEANOUT

INSTALL 2,500 GALLON GREASE TRAP (H-20 LOADING)  
TOP OF RISER TO GRADE = 253.32  
INV (IN) = 248.86  
INV (OUT) = 248.61

40 LF OF 6" SDR-35 PIPE @ S = 1.0%  
7 LF OF 6" SDR-35 PIPE @ S = 2.1%  
7 LF OF 6" SDR-35 PIPE @ S = 2.1%

INSTALL 2,500 GALLON GREASE TRAP (H-20 LOADING)  
TOP OF RISER TO GRADE = 253.38  
INV (IN) = 248.86  
INV (OUT) = 248.61

15 LF OF 6" SDR-35 PIPE @ S = 1.0% MIN.  
109 LF OF 6" SDR-35 PIPE @ S = 1.0% MIN.

INSTALL SANITARY MANHOLE (MH-1)  
TF = 253.21  
INV (S) = 248.68  
INV (W) = 247.27  
INV (E) = 245.66

INSTALL SEWER MANHOLE #2  
TF = 257.17  
INV (W) = 244.31  
INV (SE) = 244.21

90 LF OF 6" SDR-35 PIPE @ S = 1.5%  
PIPE CROSSING:  
BOTTOM OF STORM PIPE = 249.35  
TOP OF SANITARY PIPE = 245.99  
16 LF OF 6" SDR-35 PIPE @ S = 2.0%  
INV = 249.00

INSTALL SEWER MANHOLE (MH-3)  
OVER EXISTING SANITARY LINE  
TF = 238.87  
INV (NW) = 242.41 V.I.F.  
NEW INV (W) = 242.50  
INV (SE) = 242.39 V.I.F.

INSTALL GAS LINE PER EVERSOURCE GAS REQUIREMENTS (TYP.)

CONNECT TO EXISTING GAS VALVE PER EVERSOURCE GAS REQUIREMENTS (TYP.)

INSTALL ELECTRIC AND TELECOMMUNICATION HANDHOLES PER UTILITY REQUIREMENTS

CONNECT TO EXISTING WATER MAIN PER CT WATER COMPANY REQUIREMENTS. CONTRACTOR TO FIELD VERIFY LOCATION WITHIN R.O.W.

APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT

HARTFORD PIKE (ROUTE 101)

### GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL FINAL APPROVAL OF THIS PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE AND/OR FEDERAL REVIEWING AGENCIES.
3. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 536, 542 & 552 HARTFORD PIKE, KILLINGLY, CONNECTICUT, PREPARED FOR DOMINION REALTY GROUP LLC, 433 SOUTH MAIN STREET, WEST HARTFORD, CT 06110" SCALE 1"=30' DATED 05/26/2023 BY "ACCURATE LAND SURVEYING, LLC".
4. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF KILLINGLY STANDARDS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

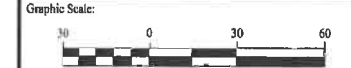
### SITE UTILITY NOTES

1. SEE SHEET 2.21 FOR A DETAILED REGARDING THE PROPOSED GRADING AND DRAINAGE FEATURES, STORMWATER CONVEYANCE AND STORMWATER DETENTION FACILITIES.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN IN THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING EXCAVATION AND INSTALLATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL PAVEMENT REPAIRS REQUIRED AS A RESULT OF ANY UTILITY WORK.
6. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2 FEET OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE, AND GAS UTILITIES.
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
9. ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600.
10. ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.
11. ALL DOMESTIC WATER AND SANITARY SEWER STUBS TO BE TERMINATED 5 FEET OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING BY PLUMBING CONTRACTOR.
12. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AUTHORITIES.
13. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES AT NO EXTRA COST.
14. ALL MATERIAL SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
15. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, BENDS AND PLUGS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A. - EXISTING SOIL CONDITIONS.
16. SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER APPROVED MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO COST TO OWNER.

### LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJOINING LOT LINE
W --- W	WATER MAIN / LATERAL
G --- G	GAS LINE
ETC --- ETC	UNDERGROUND ELECTRIC, TELEPHONE AND CABLE LINE; ELECTRIC CONDUIT
E --- E	TELEPHONE CONDUIT
T --- T	SANITARY SEWER PIPE
⊠	GREASE TRAP
⊙	SANITARY SEWER MANHOLE
⊗	HYDRANT
⊕	WATER VALVE
⊞	ELECTRIC TRANSFORMER

1	07/11/23	REVISED PER TOWN & CLIENT COMMENTS
Rev. #:	Date	Description



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Drawn By:	VER
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Approved By:	KMS
Project #:	23102501
Plan Date:	06/14/23
Scale:	1" = 30'

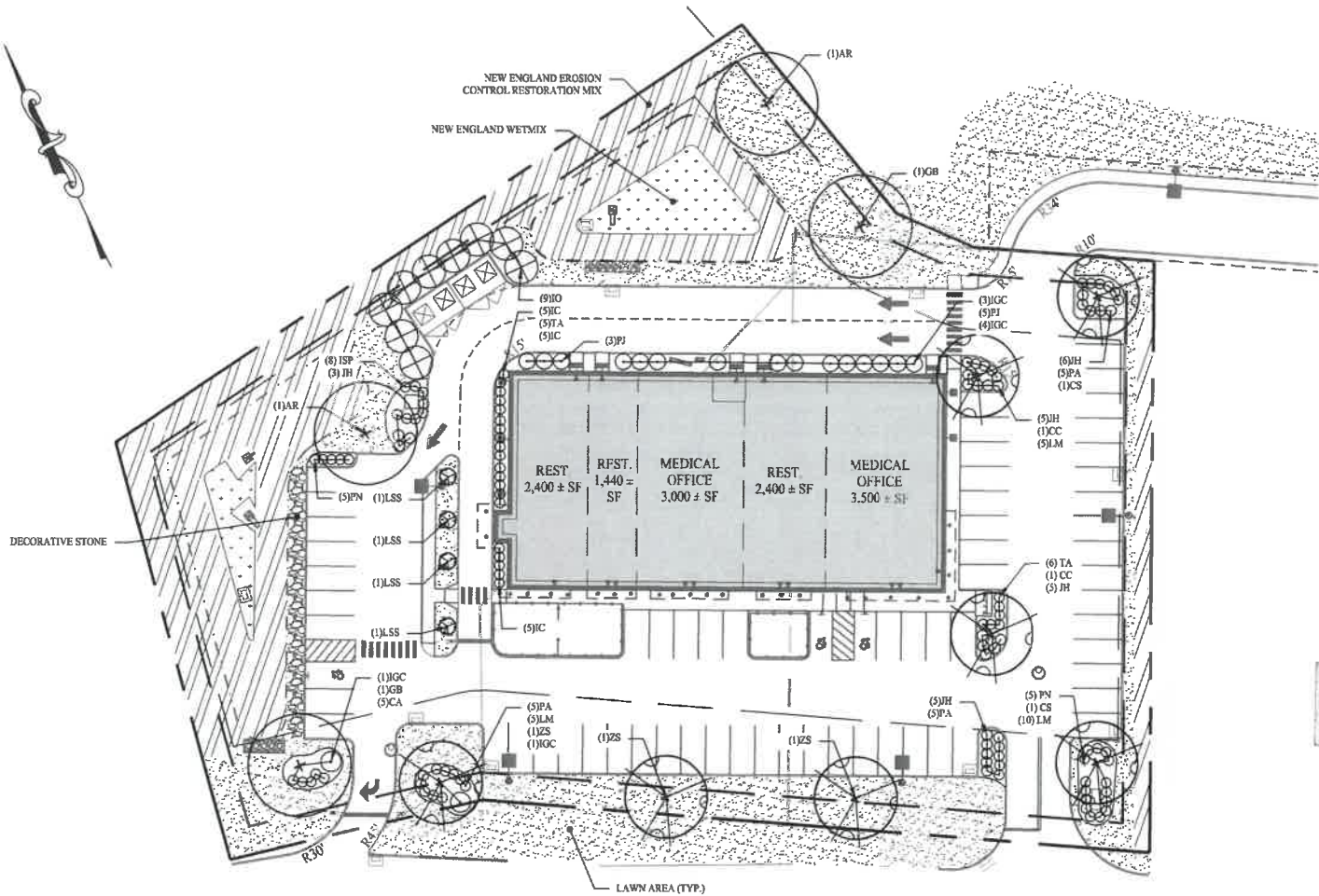


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TOWN OF KILLINGLY

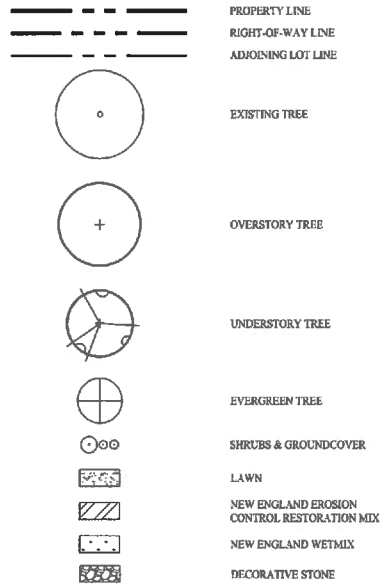
PROPOSED DEVELOPMENT  
536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title: UTILITY PLAN  
Sheet #: 2.51





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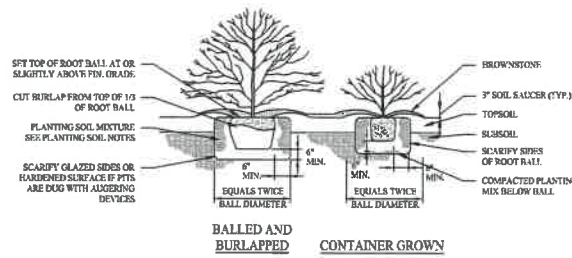


### PLANTING NOTES

1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE. CONTACT "DIG SAFE 811" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INTERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
17. PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
18. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
19. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
20. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.

### GENERAL SITE NOTES

1. THE SUBJECT SITE CONSISTS OF A TOTAL AREA OF APPROXIMATELY XX ACRES, LOCATED IN THE VILLAGE COMMERCIAL DISTRICT (VC) OF KILLINGLY, CONNECTICUT.
2. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 536, 542 & 552 HARTFORD PIKE, KILLINGLY, CONNECTICUT, PREPARED FOR DOMINION REALTY GROUP LLC, 433 SOUTH MAIN STREET, HARTFORD, CT 06107" SCALE 1"=30' DATED 05/26/2023 BY "ACCURATE LAND SURVEYING, LLC."
3. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES AND ISSUANCE OF A DULY AUTHORIZED CERTIFICATE OF ZONING COMPLIANCE AND BUILDING PERMIT FROM THE TOWN OF KILLINGLY.
4. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD AND BELOW GROUND ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
6. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
7. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT 1-800-922-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
8. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
9. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTORS AND SUBCONTRACTORS RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.
10. ALL NOTES AND DIMENSIONS DESIGNATED "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
11. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.



### SHRUB / GROUNDCOVER PLANTING

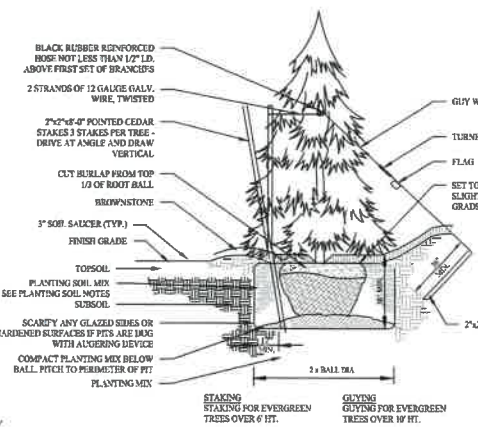
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### PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	COMMENTS
<b>TREES</b>					
AR	2	ACER RUBRUM	RED MAPLE	B&B 2 1/2"-3" CAL	FULL, EXTRA HEAVY
GB	2	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	B&B 2 1/2"-3" CAL	FULL, EXTRA HEAVY
IO	9	ILEX OPACA 'JERSEY KNIGHT'	AMERICAN HOLLY	B&B 2 1/2"-3" CAL	FULL, EXTRA HEAVY
LSS	4	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	B&B 2 1/2"-3" CAL	FULL, EXTRA HEAVY
<b>UNDERSTORY TREES</b>					
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	B&B 2 1/2"-3" CAL	FULL, EXTRA HEAVY
CS	2	CORNUS X STELLAR PINK 'RUTGAN'	STELLAR PINK DOGWOOD	B&B 2 1/2"-3" CAL	FULL, EXTRA HEAVY
ZS	3	ZELKOVA SERRATA	JAPANESE ZELKOVA	B&B 2 1/2"-3" CAL	FULL, EXTRA HEAVY
<b>SHRUBS</b>					
IC	15	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH COMPACT JAPANESE HOLLY	CONT 18"-24" HT	FULL, EXTRA HEAVY
ISP	8	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	CONT 18"-24" HT	FULL, EXTRA HEAVY
IGC	9	ILEX GLABRA 'COMPACTA'	COMPACTA INKBERRY	CONT 18"-24" HT	FULL, EXTRA HEAVY
PJ	8	PIERIS JAPONICA 'COMPACTA'	COMPACTA ANDROMEDA	CONT 18"-24" HT	FULL, EXTRA HEAVY
TA	11	TAXUS X MEDIA 'DENSIFORMIS'	YEW	CONT 18"-24" HT	FULL, EXTRA HEAVY
<b>GRASSES / PERENNIALS / GROUNDCOVER</b>					
CA	5	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER	CONT 1 GAL	FULL, EXTRA HEAVY
JH	24	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	CONT 1 GAL	FULL, EXTRA HEAVY
LM	20	LIRIOPE MUSCARI	LILY TURF	CONT 1 GAL	FULL, EXTRA HEAVY
PA	15	PENNISTEUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT 1 GAL	FULL, EXTRA HEAVY
PN	10	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCHGRASS	CONT 1 GAL	FULL, EXTRA HEAVY
<b>SEED MIXES</b>					
<b>LAWN: PENNINGTON SMART SEED SUN AND SHADE</b>					
APPLICATION RATE NEW LAWNS: 9 LB/1,000 S.F.					
<b>NEW ENGLAND WETMIX (NEW ENGLAND WETLAND PLANTS, INC.)</b>					
APPLICATION RATE: 1 LB/2,500 S.F.					
<b>NEW ENGLAND EROSION CONTROL/RESTORATION MIX (NEW ENGLAND WETLAND PLANTS, INC.)</b>					
APPLICATION RATE: 1 LB/2,500 S.F.					

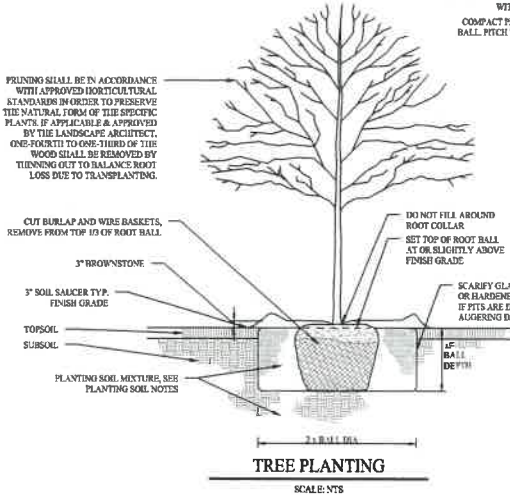
### PLANTING AREA

REQUIREMENT	REQUIRED	PROVIDED
20 SF PER PARKING SPACE	27 SF X 66 PARKING SPACES = 1,782 SF	2,097 SF



### EVERGREEN TREE PLANTING

SCALE: NTS



### TREE PLANTING

SCALE: NTS

### PLANTING SOIL NOTES

1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE.
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS:
  - 3 PARTS SIEVED TOPSOIL
  - 1 PART CLEAN WASHED COARSE SAND
  - 1 PART PEAT HUMUS
  - 5 LBS. SUPER PHOSPHATE PER CUBIC YARD OF MIX
3. MYCORRHIZAL INOCULANT TO BE MIXED INTO SOIL PRIOR TO TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
  - 3 PARTS SIEVED TOPSOIL
  - 1 PART SAND
  - 1 PART HUMUS
  - 5 LBS. SUPER PHOSPHATE PER CU. YD. OF MIX
7. TOPSOIL:
  - A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
  - B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
  - C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
1/4"	97 - 100
NO. 200	20 - 65
  - D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL-TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL.
  - E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

Rev. #:	07/11/23	REVISED PER TOWN & CLIENT COMMENTS
Date		Description



**SOLLI ENGINEERING**  
501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9693  
11 Vandalia Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9693

Drawn By:	JIS
Checked By:	MFB
Approved By:	KMS
Project #:	23102501
Plan Date:	06/14/23
Scale:	1" = 30'
Project:	Mary Blackham, P.L.A. CT 1499

## PROPOSED DEVELOPMENT

536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title:	Sheet #:
LANDSCAPE PLAN	2.61



LEGEND





- 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12' 13' 14' 15' 16' 17' 18' 19' 20' 21' 22' 23' 24' 25' 26' 27' 28' 29' 30' 31' 32' 33' 34' 35' 36' 37' 38' 39' 40' 41' 42' 43' 44' 45' 46' 47' 48' 49' 50' 51' 52' 53' 54' 55' 56' 57' 58' 59' 60' 61' 62' 63' 64' 65' 66' 67' 68' 69' 70' 71' 72' 73' 74' 75' 76' 77' 78' 79' 80' 81' 82' 83' 84' 85' 86' 87' 88' 89' 90' 91' 92' 93' 94' 95' 96' 97' 98' 99' 100'
- PROPOSED FOOTCANDLES
- PROPOSED WALL MOUNTED FIXTURE
- PROPOSED POLE MOUNTED FIXTURES
- PROPOSED POLE MOUNTED FIXTURES
- LINE OF 0.2 & 0.0 FOOTCANDLES

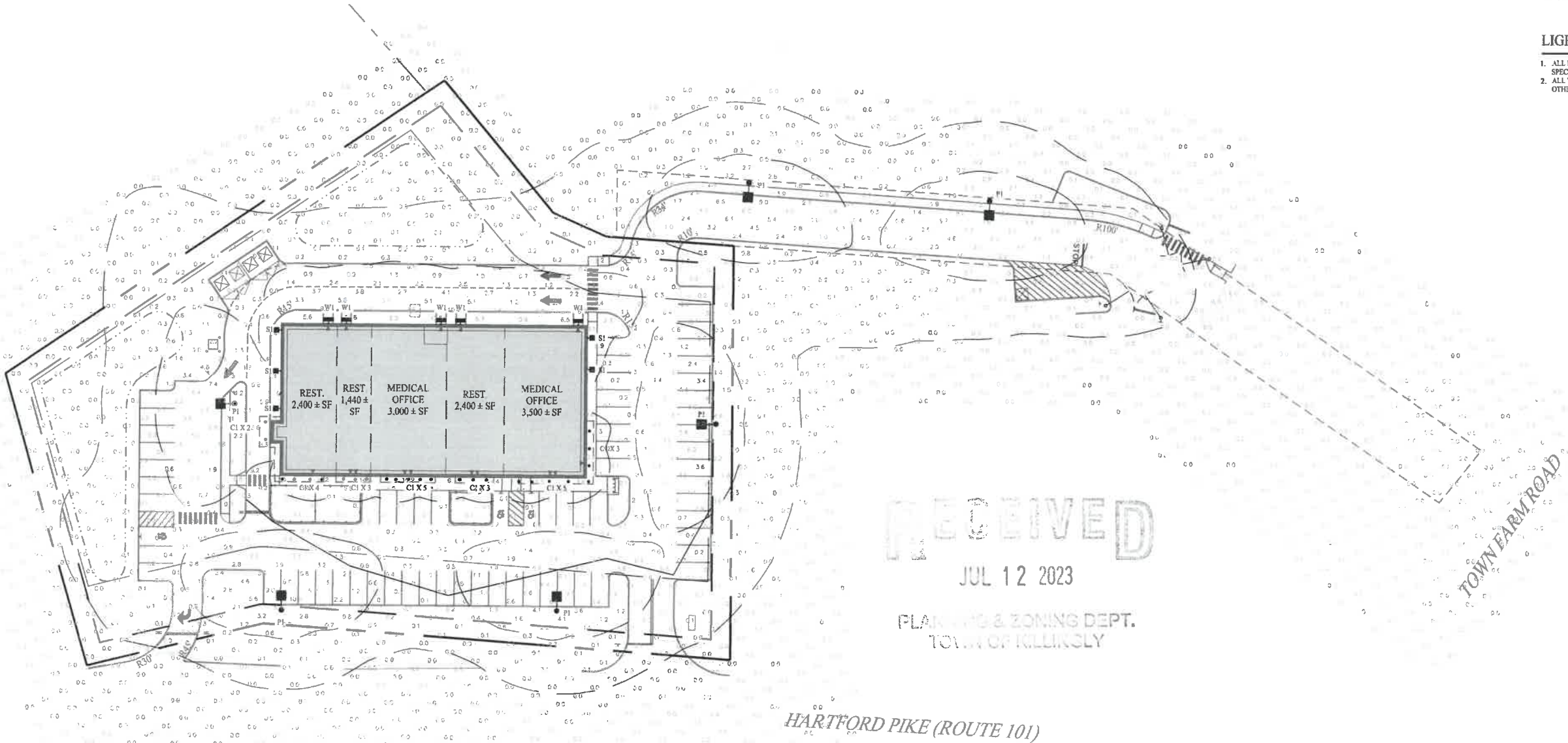
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11. CONTRACTORS TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

LIGHTING NOTES

1. ALL LIGHT FIXTURES TO BE MOUNTED AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
2. ALL WORK AND RELATED MATERIALS SHALL COMPLY WITH TOWN, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.

FIXTURE SCHEDULE						
QTY	CALLOUT	SYMBOL	FIXTURE DESCRIPTION	MODEL	NOTES	LUMENS
5	W1		WALL MOUNTED FIXTURE	CREE XSPW-B-WM-4L-50K-4L-WH	40W, 5K LED, 10' MOUNTING HEIGHT	4,270
5	S1		WALL MOUNTED FIXTURE	TECH LIGHTING, WINDFALL WALL SCONCE, PRODUCT 7000WWDN - B	20W 3K LED, 6' MOUNTING HEIGHT	183
25	C1		CANOPY MOUNTED FIXTURE	ALPHABET LEDRA BRANDS, SERIES NU1 TYPE RAPH, WD	27W 3K LED, 10' MOUNTING HEIGHT	1,110
6	P1		POLE MOUNTED FIXTURE	CREE OSQ-SLSMF-A-SM-3MS-K-40K-UL-WH	130W 4K LED, 18' MOUNTING HEIGHT	12,649



1 07/11/23 REVISED PER TOWN & CLIENT COMMENTS

Rev. #: Date Description

Graphic Scale: 0 30 60

**SOLLI ENGINEERING**

501 Main Street, Meriden, CT 06468 T: (203) 880-5455 F: (203) 880-9695  
11 Vandalia Ave, Norwalk, CT 06852 T: (781) 352-4491 F: (203) 880-9695

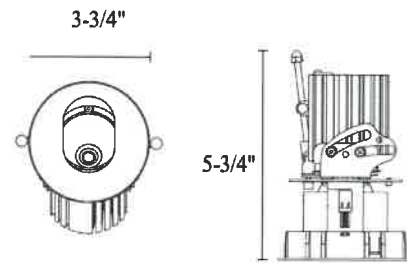
Drawn By: MMH  
Checked By: MFB  
Approved By: KMS  
Project #: 23102501  
Plan Date: 06/14/23  
Scale: 1" = 30'

Mary Blackburn, P.L.A.  
CT 1499

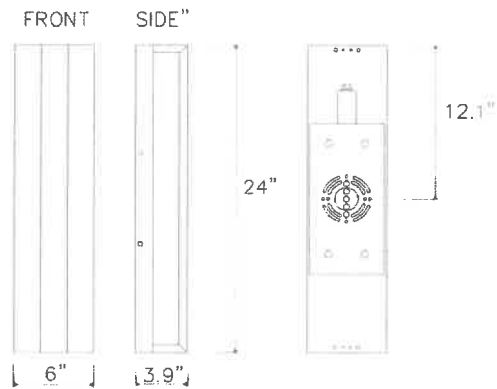
PROPOSED  
DEVELOPMENT  
536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title:  
LIGHTING  
PLAN

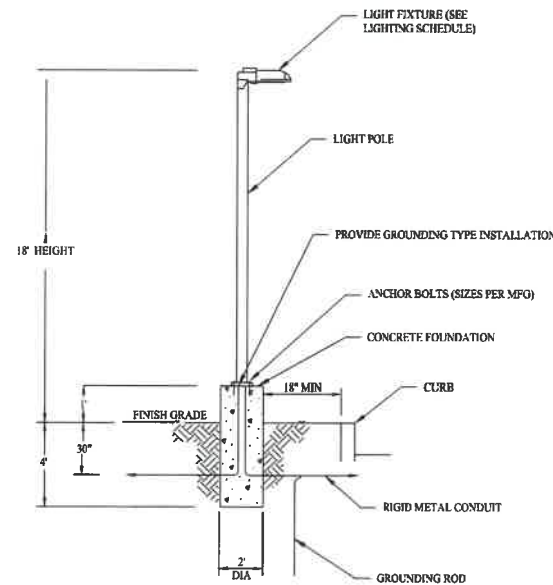
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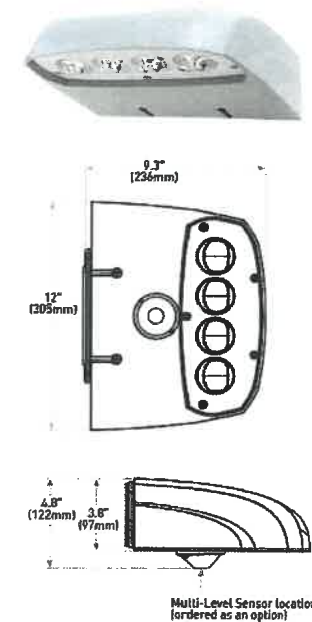
**PROPOSED CANOPY DOWN LIGHT FIXTURE - C1**  
ALPHABET LEDRA BRANDS NU1 ROUND ADJUSTABLE STATIC WHITE PINEHOLE500  
SCALE: NTS



**PROPOSED WALL MOUNTED LIGHT FIXTURE - S1**  
TECH LIGHTING, WINDFALL WALL SCONCE, PRODUCT 7000WWDN - B  
SCALE: NTS



**PROPOSED LIGHT POLE - P1**  
SCALE: NTS



**PROPOSED WALL MOUNTED LIGHT FIXTURE - W1**  
CREE LIGHTING, XSPW WALL PACK, SCALE: NTS

RECEIVED

JUL 12 2023

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

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Drawn By: MMH

Checked By: MPB

Approved By: KMS

Project #: 23102501

Plan Date: 06/14/23

Scale: AS NOTED

Project:

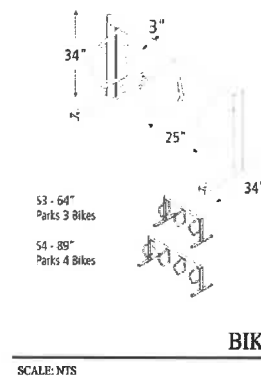
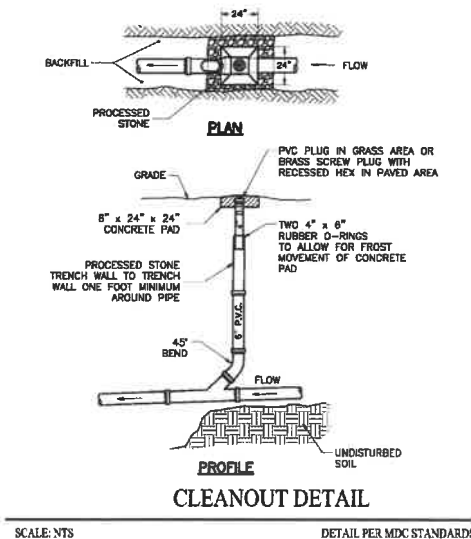
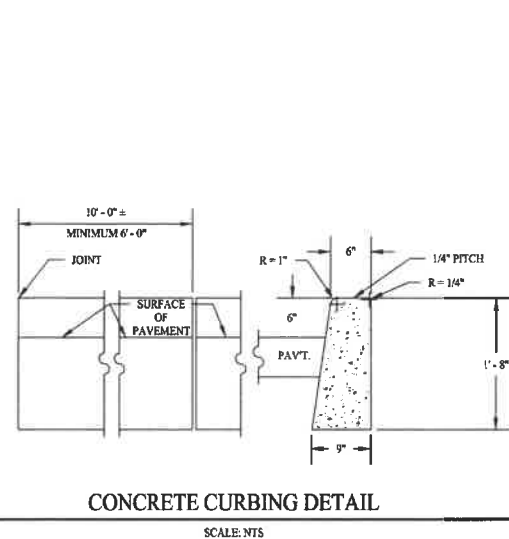
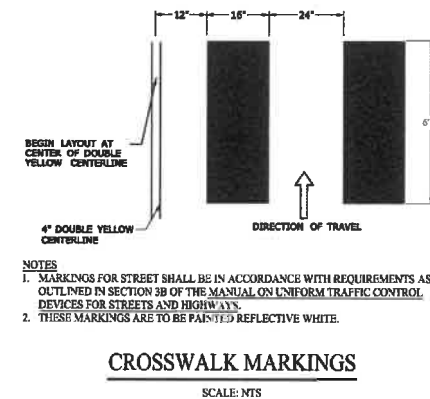
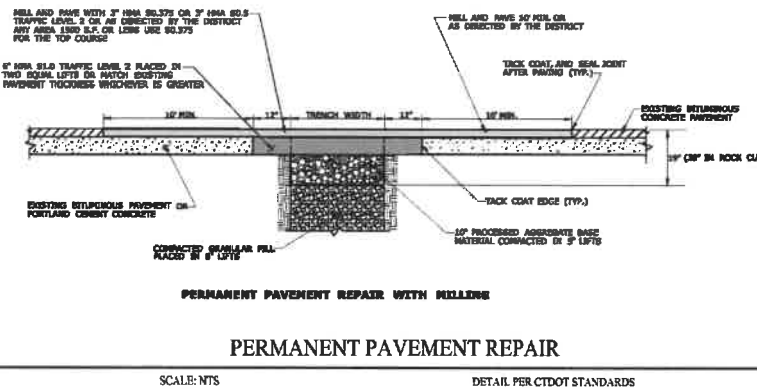
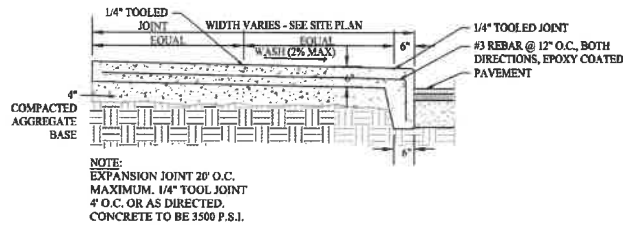
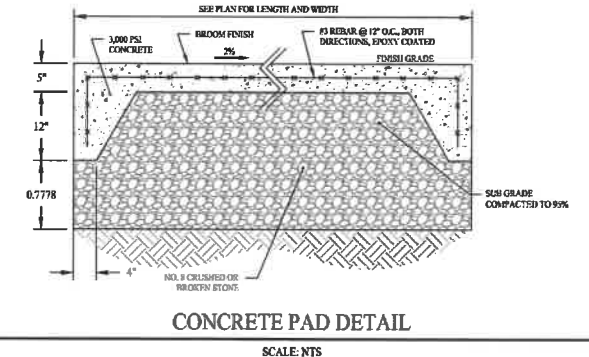
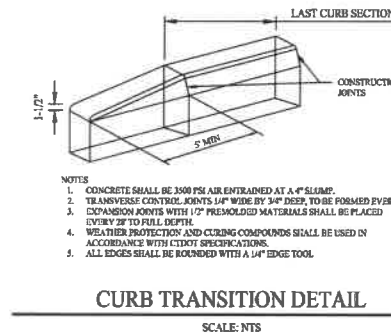
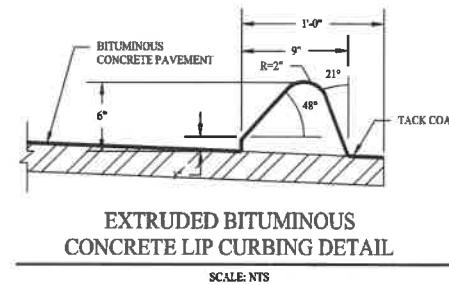
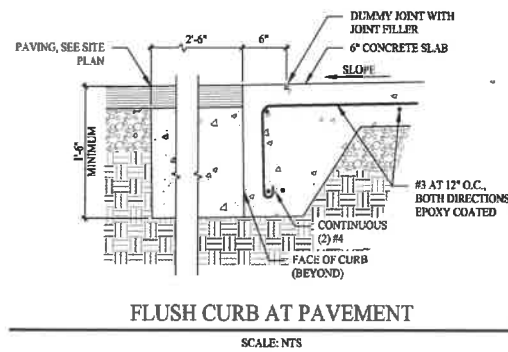
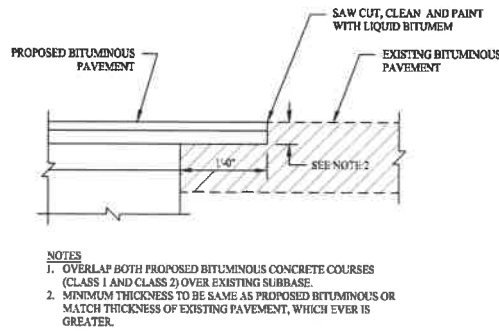
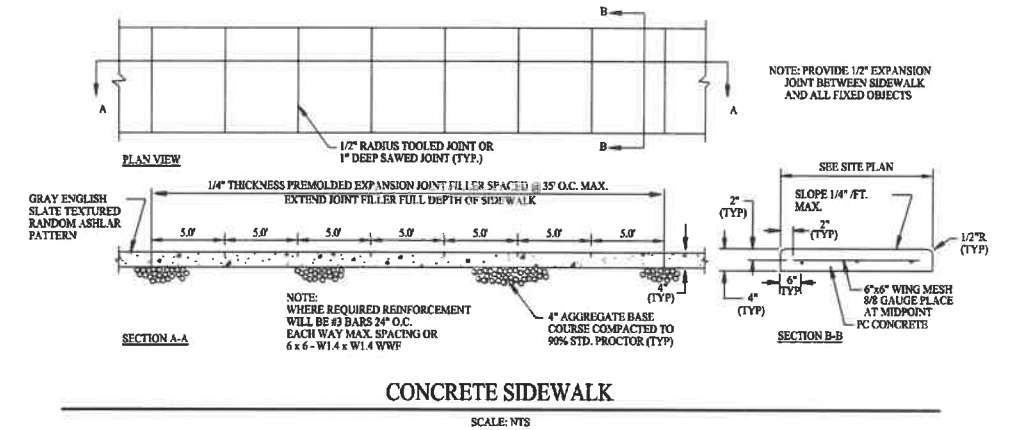
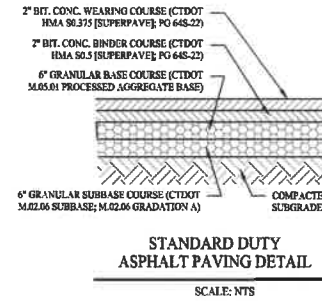
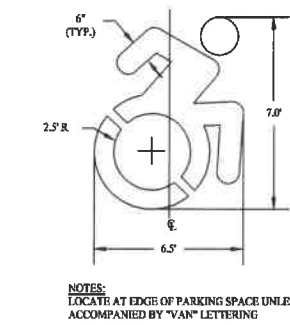
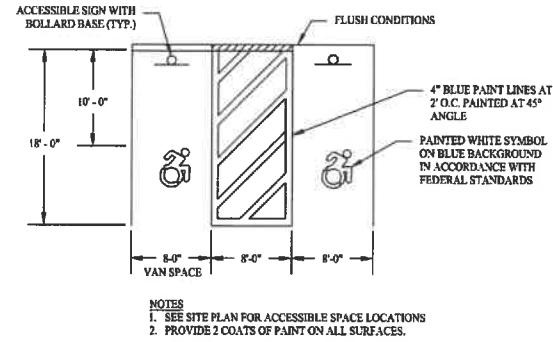
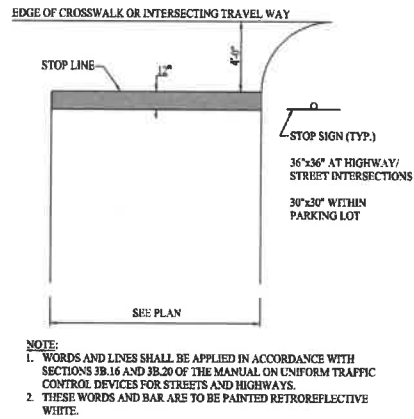
**PROPOSED  
DEVELOPMENT**  
536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title:

**LIGHTING  
PLAN DETAILS**

Sheet #:

**2.72**



Product	Campus Rack
Capacity	3-11 Bikes
Materials	Centerbeam: 3" OD 7 gauge tube Bars: 1.25" OD 11 gauge tube. All welds to be continuous MIG welds
Finishes	Standard options: Galvanized Or Powder Coated

**RECEIVED**  
JUL 12 2023  
PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

Rev. #:      Date      Description

**SOLLI ENGINEERING**  
501 Main Street, Mansfield, CT 06448      T: (203) 880-5455      F: (203) 880-9695  
11 Vanderhill Ave, Newwood, MA 02062      T: (781) 353-8491      F: (203) 880-9695

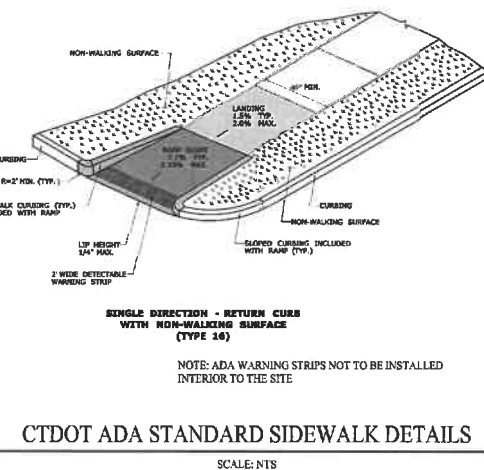
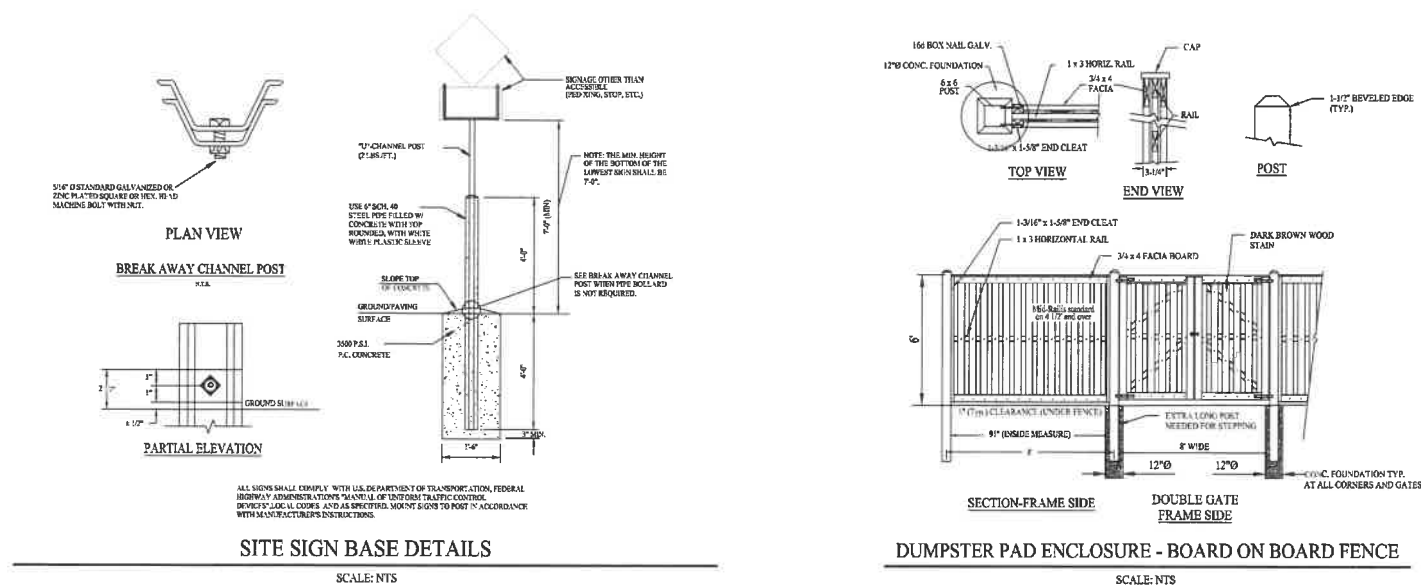
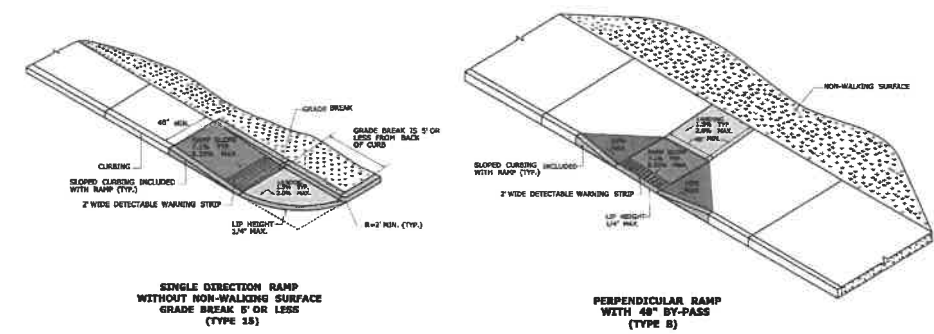
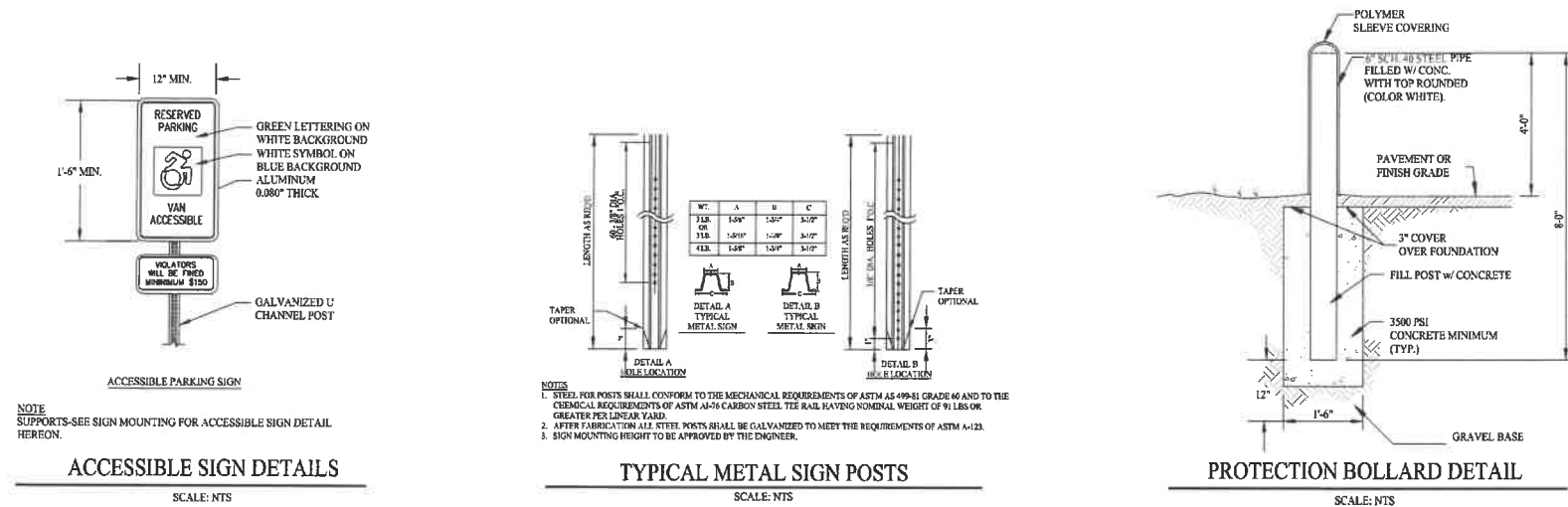
Drawn By: VER  
Checked By: LAM  
Approved By: KMS  
Project #: 23102501  
Plan Date: 06/14/23  
Scale: AS NOTED



**PROPOSED DEVELOPMENT**  
536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title:      Sheet #:  
**DETAIL SHEET**      **3.01**





CTDOT ADA STANDARD SIDEWALK DETAILS

SCALE: NTS

RECEIVED

JUL 12 2023

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

1 05/01/23 Response to Planning Comments  
Rev. #: Date Description

**SOLLI ENGINEERING**  
501 Main Street, Meriden, CT 06468 T: (203) 888-5455 F: (203) 888-9953  
11 Vanderbilt Ave., Norwood, MA 02062 T: (781) 252-4491 F: (203) 888-9953

Drawn By: VER  
Checked By: LAM  
Approved By: KMS  
Project #: 23102501  
Plan Date: 06/14/23  
Scale: AS NOTED  
Project:



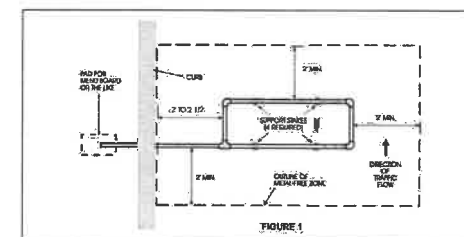
**PROPOSED DEVELOPMENT**  
536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title: Detail Sheet Sheet #: 3.02

DETAIL SHEET 3.02

# 865 Preformed Loop Installation Instructions

The 865 Preformed Detector Loop is shipped partially assembled. It consists of five or six turns of 9" x 14" insulated machine lead wire inside a pre-assembled and sealed rectangle of PVC pipe. Tailoring the rectangle are two lead wires which have been twisted together. Also included is one 48" long PVC pipe, one 11" long PVC pipe, and one 90-degree elbow. These three pieces are used to make the loop lead conduit from the main loop/loop post.



- PRECAUTIONS**  
(Refer to Figure 1)
- The loop should not be closer than five feet (5') from any magnetic interference above ground such as a storage tank, a transformer, or other large metal object.
  - No part of the loop should be within two feet (2') of reinforcement rods in the surrounding pavement.
  - The loop should not be situated directly over any large metal object in the ground within five feet (5') of the surface.

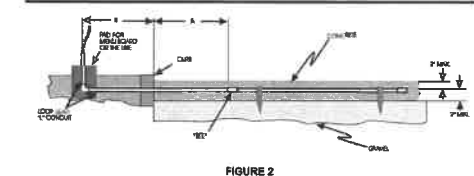
- CONCRETE PAD PREPARATION**  
(Refer to Figure 2)
- Excavate deep enough to install a stone or gravel base. The finished pad must cover the loop with a maximum of two inches (2") of concrete.

- ASPHALT PAD PREPARATION**  
(Refer to Figure 3)
- Excavate to a minimum of four inches (4") below the proposed finished pavement.
  - Install a sand base that will allow a maximum of two inches (2") of material movement above the loop.
  - Dig a trench for the loop lead conduit at the same depth as the loop.
  - Cut a slot through the curb to accept the lead wire conduit, if necessary.

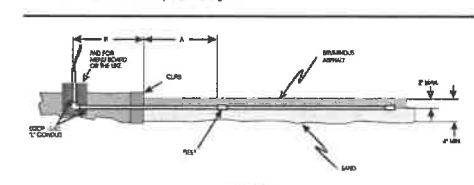
**MARSH PRODUCTS, INC.**  
100 Main St., 3rd Fl.  
Norwood, MA 02062  
Tel: 781-252-4491  
Fax: 781-252-4492

865 Preformed Loop Installation Instructions www.MarshProducts.com April 2, 2023

# 865 Preformed Loop Installation Instructions (Continued...)



- EMBEDDING THE LOOP IN CONCRETE**
- Press the loop into the sand base so that it supports all parts of the loop.
  - Lay a maximum of two inches (2") of asphalt above the loop.
  - Carefully roll the surface with a steel roller or tamper. Do not use a short roller; the weight may damage the PVC conduit.
  - Push the wire in the curb with paving material.
  - Backfill in or the trench for the cable lead conduit.
  - The loop is ready for connection to the external cable.



- EMBEDDING THE LOOP IN ASPHALT**
- Press the loop into the sand base so that it supports all parts of the loop.
  - Lay a maximum of two inches (2") of asphalt above the loop.
  - Carefully roll the surface with a steel roller or tamper. Do not use a short roller; the weight may damage the PVC conduit.
  - Push the wire in the curb with paving material.
  - Backfill in or the trench for the cable lead conduit.
  - The loop is ready for connection to the external cable.

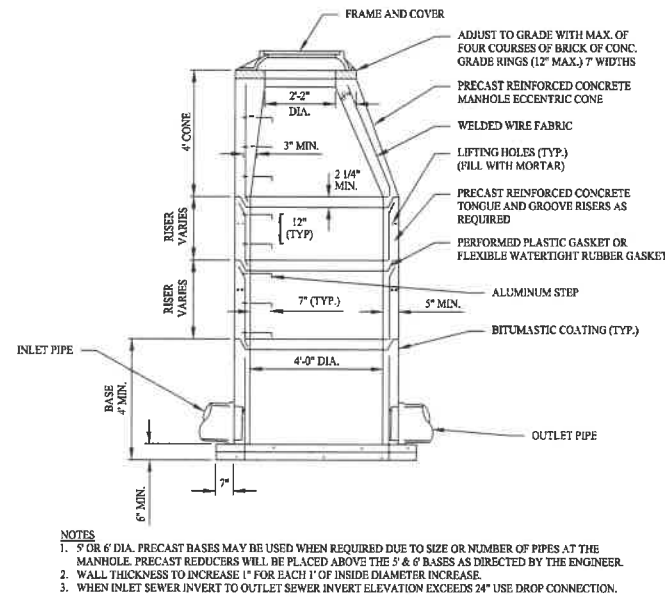
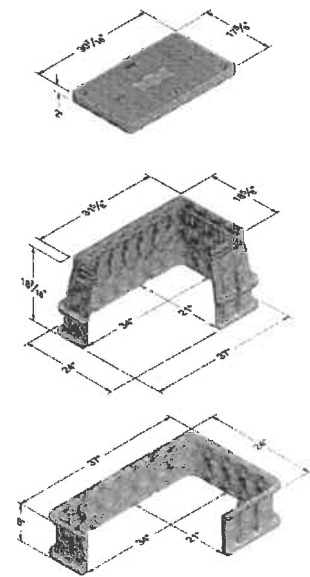
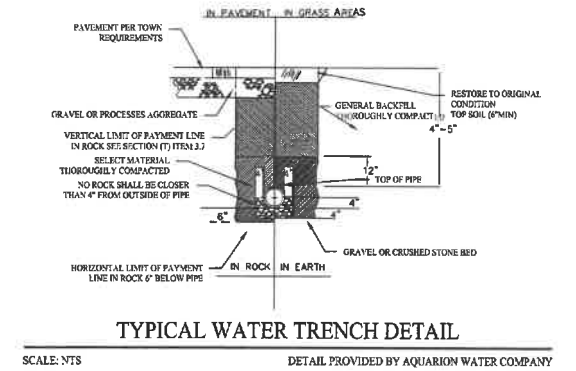
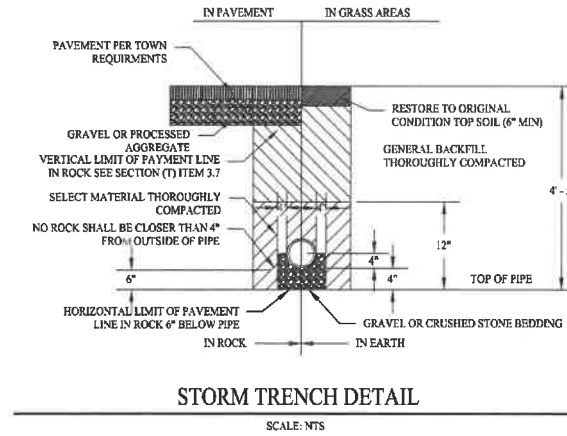
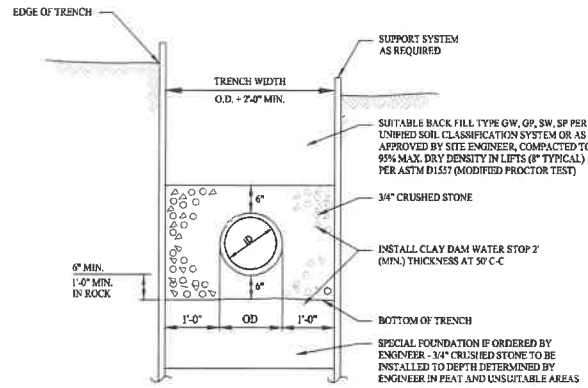
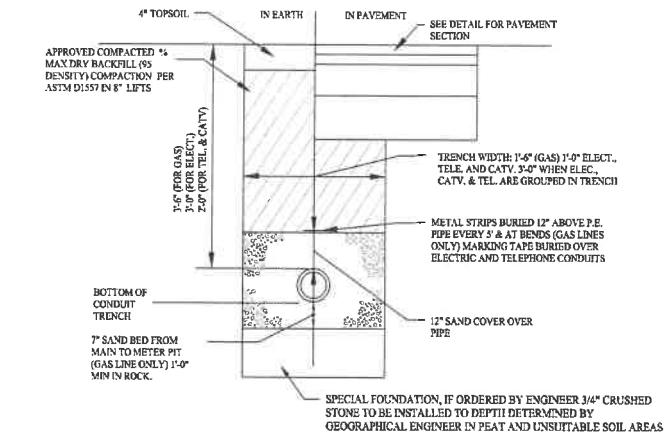
See LOOP EXTERIOR CABLE INSTALLATION for instructions.

**MARSH PRODUCTS, INC.**  
100 Main St., 3rd Fl.  
Norwood, MA 02062  
Tel: 781-252-4491  
Fax: 781-252-4492

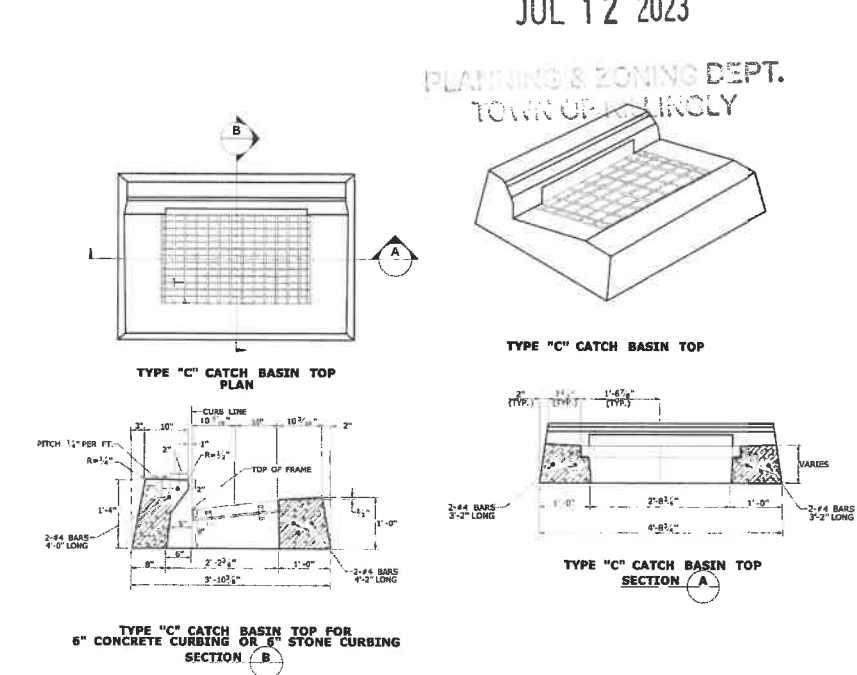
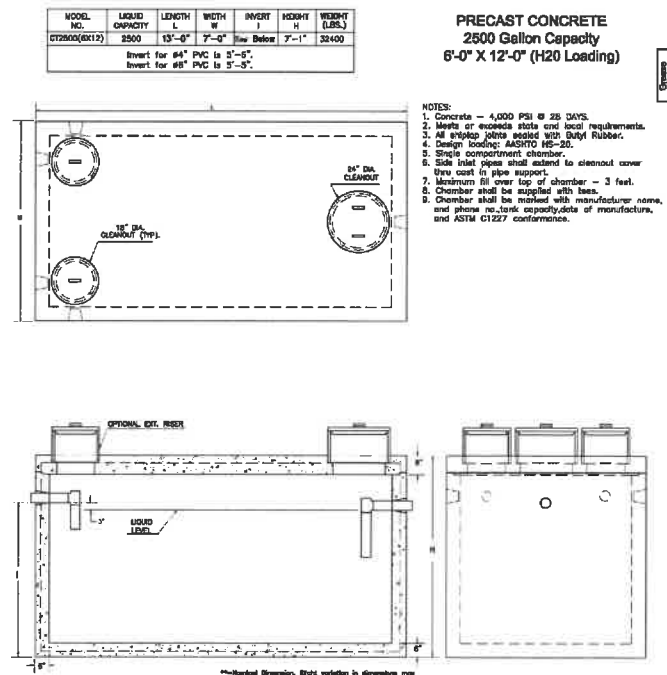
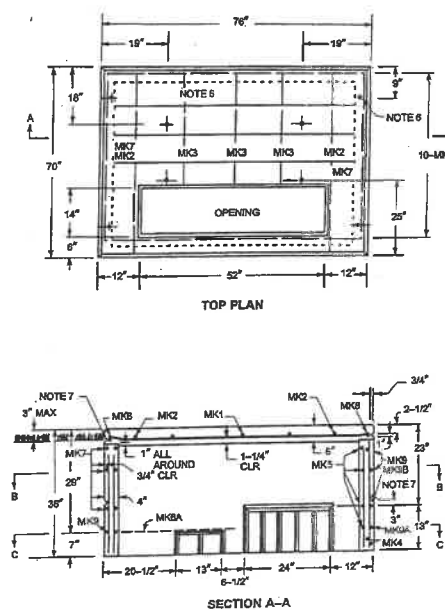
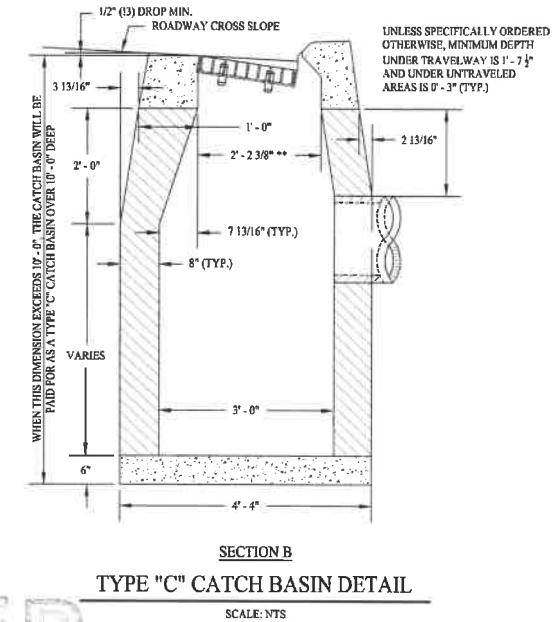
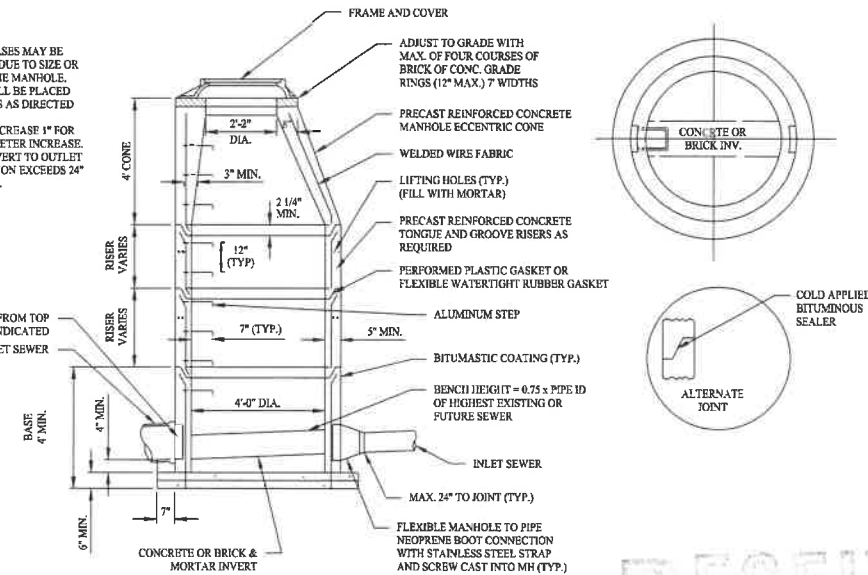
865 Preformed Loop Installation Instructions www.MarshProducts.com April 2, 2023

# 865 PREFORMED LOOP DETECTOR

DETAIL PROVIDED BY MARSH PRODUCTS, INC.



- NOTES**
1. 5" OR 6" DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5" & 6" BASES AS DIRECTED BY THE ENGINEER.
  2. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.
  3. WHEN INLET SEWER INVERT TO OUTLET SEWER INVERT ELEVATION EXCEEDS 24" USE DROP CONNECTION.



**SOLLI ENGINEERING**

501 Main Street, Monroe, CT 06468  
11 Yonderhill Ave, Norwood, MA 02062

T: (203) 888-5455 | F: (203) 888-5663  
T: (781) 353-8491 | F: (203) 888-9693

Rev. #:	Date:	Description:

Drawn By: VER

Checked By: LAM

Approved By: KMS

Project #: 23102501

Plan Date: 06/14/23

Scale: AS NOTED

**PROPOSED DEVELOPMENT**

536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

**STATE OF CONNECTICUT**

REGISTERED PROFESSIONAL ENGINEER

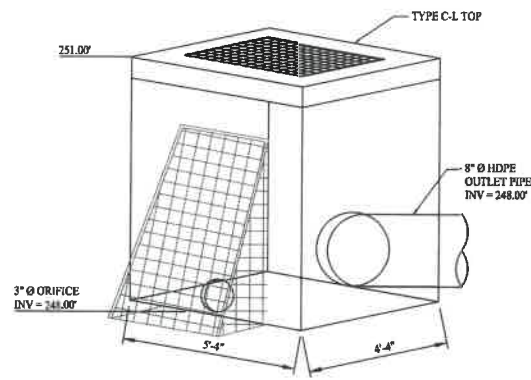
KATHARINE P.E.  
CT 25759

Sheet Title:

Sheet #:

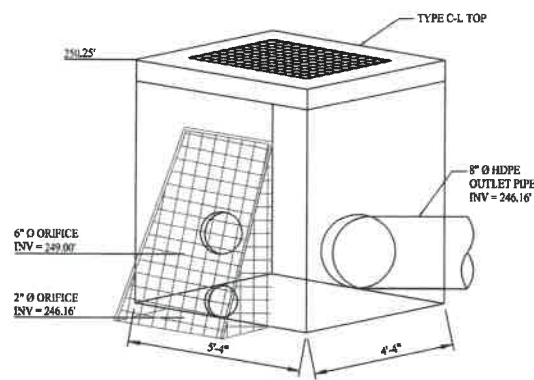
DETAIL SHEET

3.03



OUTLET STRUCTURE (OCS-1)

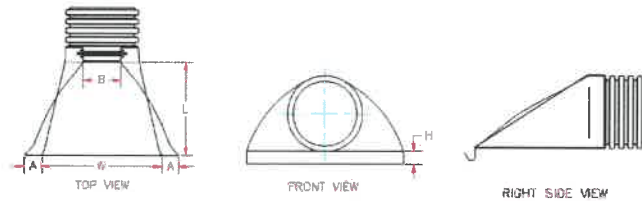
SCALE: NTS



OUTLET STRUCTURE (OCS-2)

SCALE: NTS

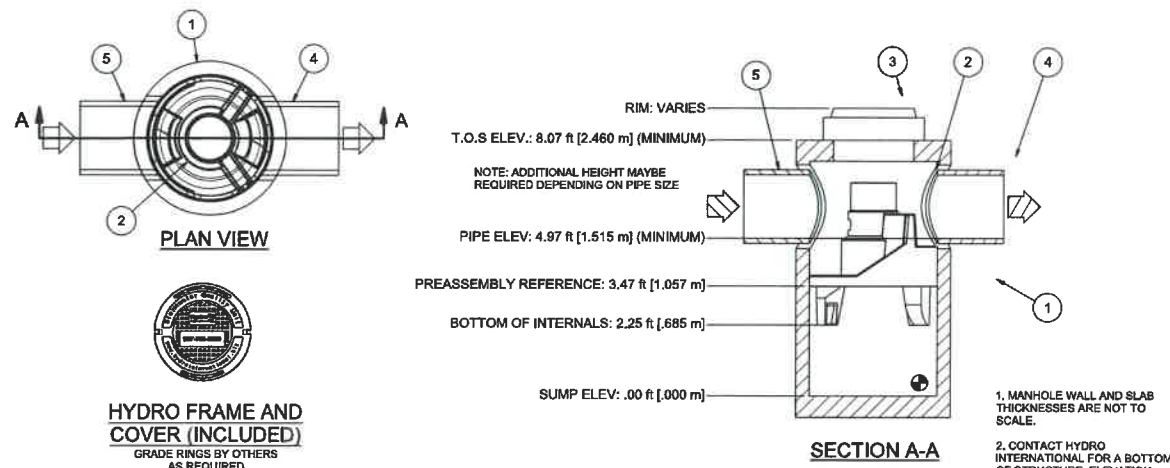
PIPE DIAMETER, in (mm)						
Diameter in (mm)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A	6.5 (165)	6.5 (165)	7.5 (191)	7.5 (191)	7.5 (191)	7.5 (191)
B (max)	10.0 (254)	10.0 (254)	15.0 (381)	18.0 (475)	22.0 (559)	25.0 (635)
H	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	8.6 (218)	8.6 (218)
L	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	58.0 (1473)	58.0 (1473)
W	29.0 (737)	29.0 (737)	36.0 (899)	46.0 (1143)	63.0 (1600)	63.0 (1600)



FLARED END SECTION DETAILS

SCALE: NTS

DETAIL PER ADVANCED DRAINAGE SYSTEMS, INC.



PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 18.0 cfs (510 l/s)
2. Min Sediment Storage Capacity: 0.7 cu. yd. (0.5 cu. m.)
3. Oil Storage Capacity: 191 gal. (723 liters)
4. Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
5. The Treatment System Shall Use An Induced Vortex To Separate Pollutants From Stormwater Runoff.
6. For More Product Information Including Regulatory Acceptances, Please Visit <https://hydro-int.com/en/products/first-defense>

GENERAL NOTES:

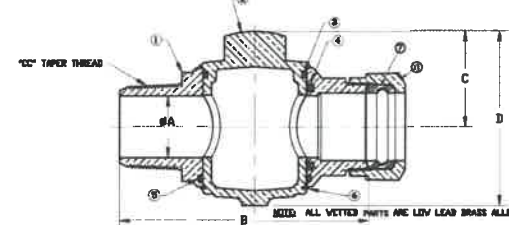
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/Outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

FIRST DEFENSE FDHC GA-4 HYDRODYNAMIC SEPARATOR (HYD-1)

SCALE: NTS

DETAIL PROVIDED BY HYDRO INTERNATIONAL

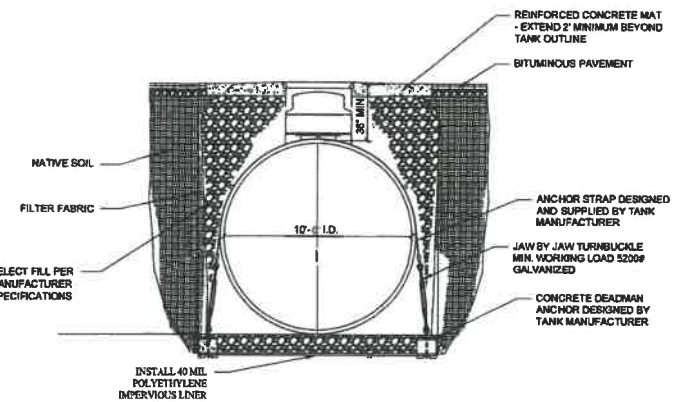
ITEM	DESCRIPTION	QUANTITY
1	CAST IRON MANHOLE RING	1
2	CAST IRON MANHOLE COVER	1
3	CAST IRON MANHOLE FRAME	1
4	CAST IRON MANHOLE INLET PIPE	1
5	CAST IRON MANHOLE OUTLET PIPE	1
6	CAST IRON MANHOLE INLET VALVE	1
7	CAST IRON MANHOLE OUTLET VALVE	1
8	CAST IRON MANHOLE INLET FLANGE	1
9	CAST IRON MANHOLE OUTLET FLANGE	1
10	CAST IRON MANHOLE INLET GASKET	1
11	CAST IRON MANHOLE OUTLET GASKET	1



CORPORATION STOP (MUELLER MODEL NO. H-15013 OR APPROVED EQUAL)

SCALE: NTS

DETAIL PROVIDED BY MUELLER COMPANY



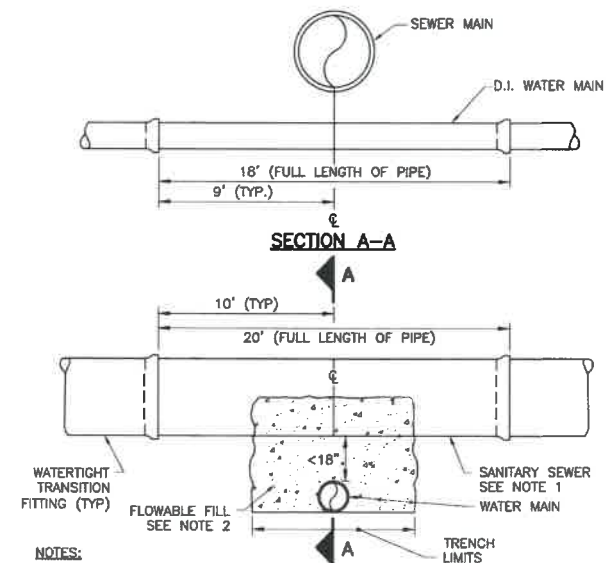
ANCHORING CROSS SECTION

SCALE: NTS

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TOWN OF KILLINGLY



NOTES:

1. SEWER PIPE WITHIN CROSSING LIMITS SHALL BE THE SAME MATERIALS AND WATERTIGHT JOINTS AS NEW WATER MAIN PIPE, CONSTRUCTED IN ACCORDANCE WITH WATER MAIN STANDARDS OF CONSTRUCTION AND PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
2. IF A FULL LENGTH OF WATER PIPE OR SEWER PIPE IS NOT USED, ENCASE SEWER MAIN OR WATER MAIN WITH FLOWABLE FILL WITHIN THE TRENCH LIMITS.

WATER-SEWER CROSSING DETAIL

SCALE: NTS

DETAIL PROVIDED BY MDC

Rev. #: Date Description

**SOLLI**  
ENGINEERING  
501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9095  
11 Vanderbielt Ave, Norwood, MA 02062 T: (781) 352-0491 F: (203) 880-9095

Drawn By: VER  
Checked By: LAM  
Approved By: KMS  
Project #: 23102501  
Plan Date: 06/14/23  
Scale: AS NOTED  
Project: Kevin Solli, P.E.  
CT 25759

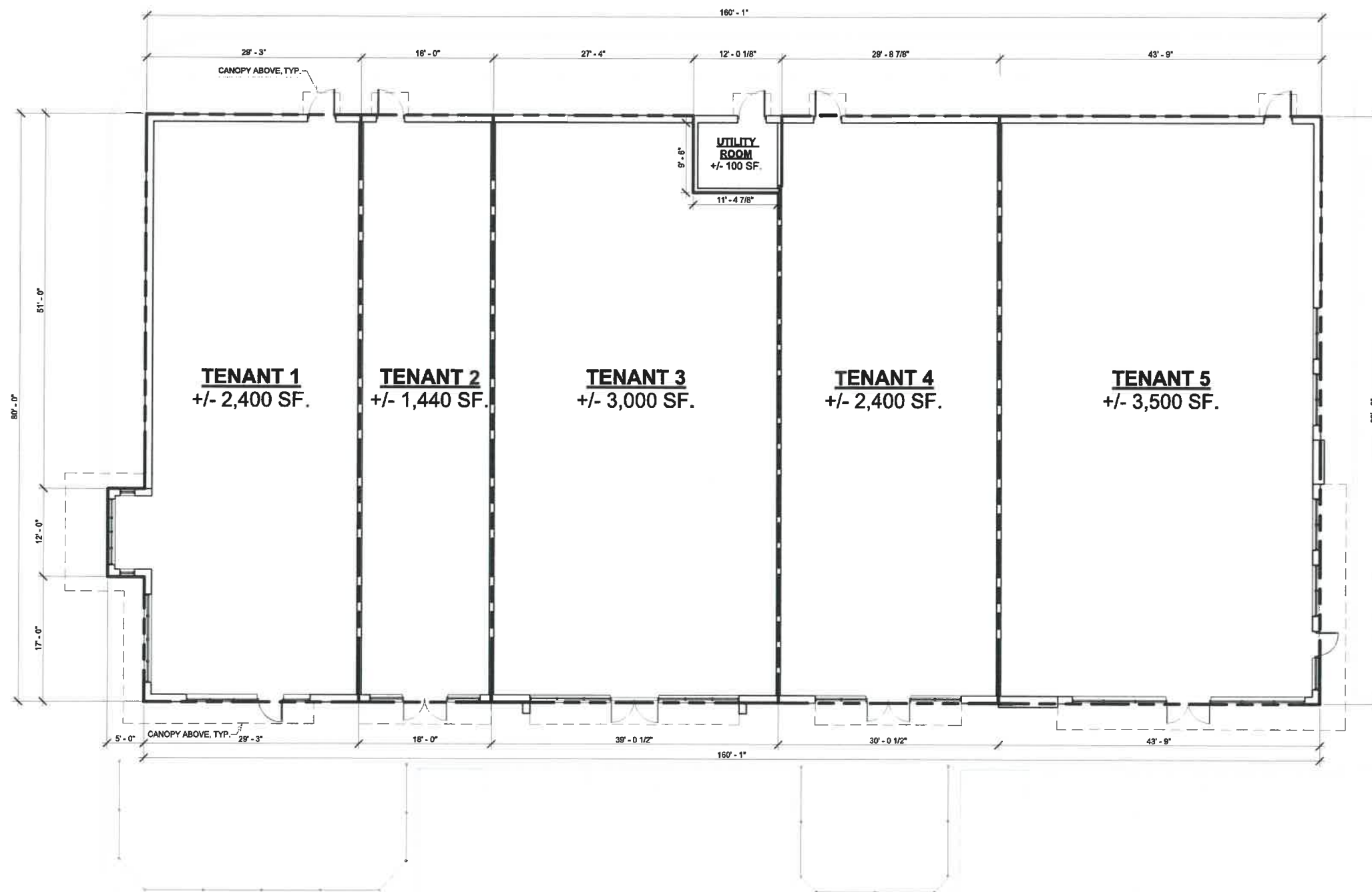
**PROPOSED  
DEVELOPMENT**  
536, 542, 552 HARTFORD PIKE  
KILLINGLY, CONNECTICUT

Sheet Title: Sheet #:

DETAIL  
SHEET

3.04





1 PROPOSED FLOOR PLAN  
1/8" = 1'-0"

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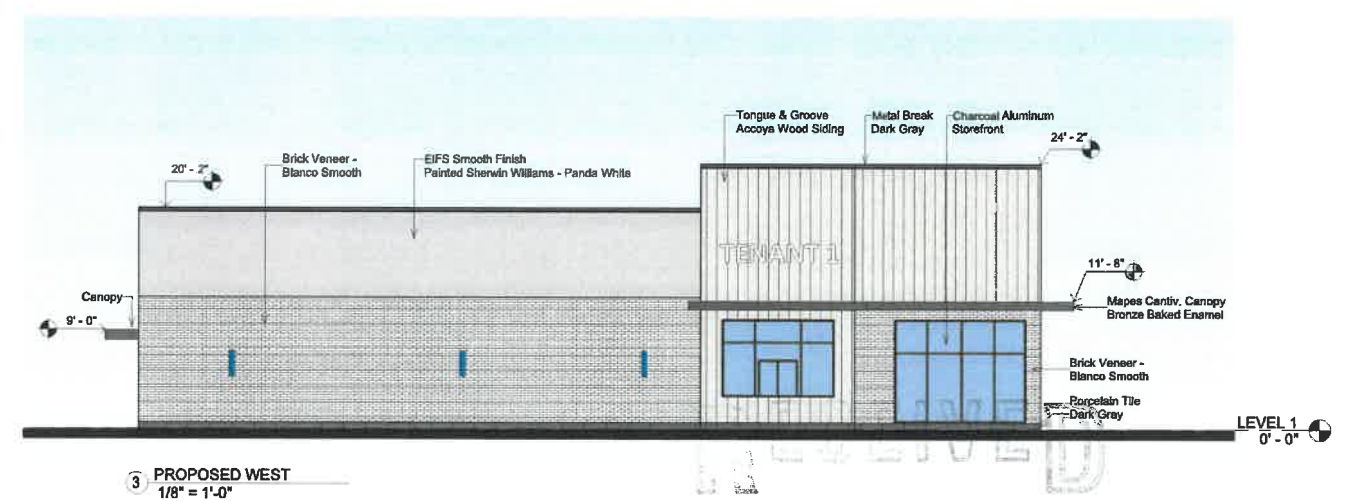
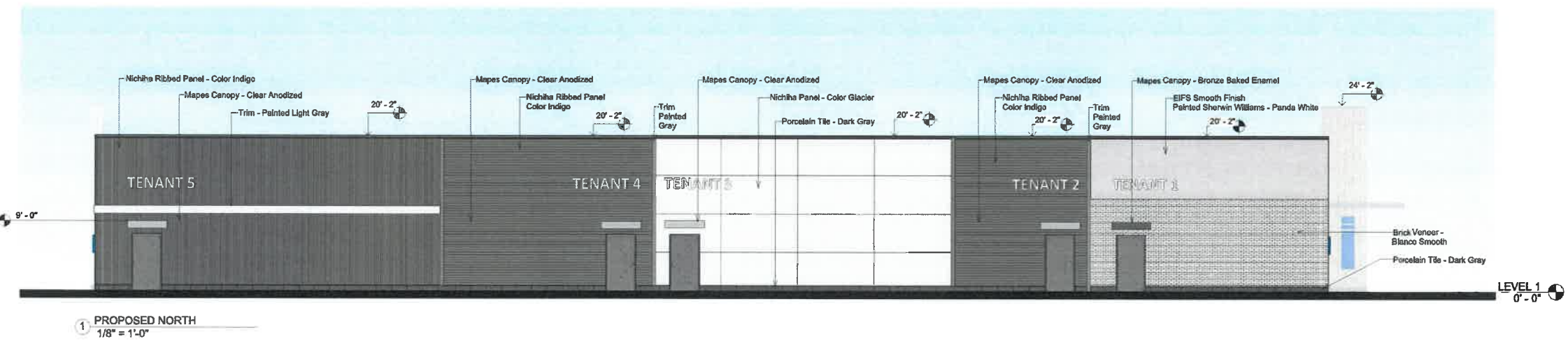
PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

# FLOOR PLAN

RETAIL DEVELOPMENT - 536, 542, 552 HARTFORD PIKE, KILLINGLY, CT

06/28/2023

Scott Griffin



PLANNING & ZONING DEPT.  
CITY OF HOLLY



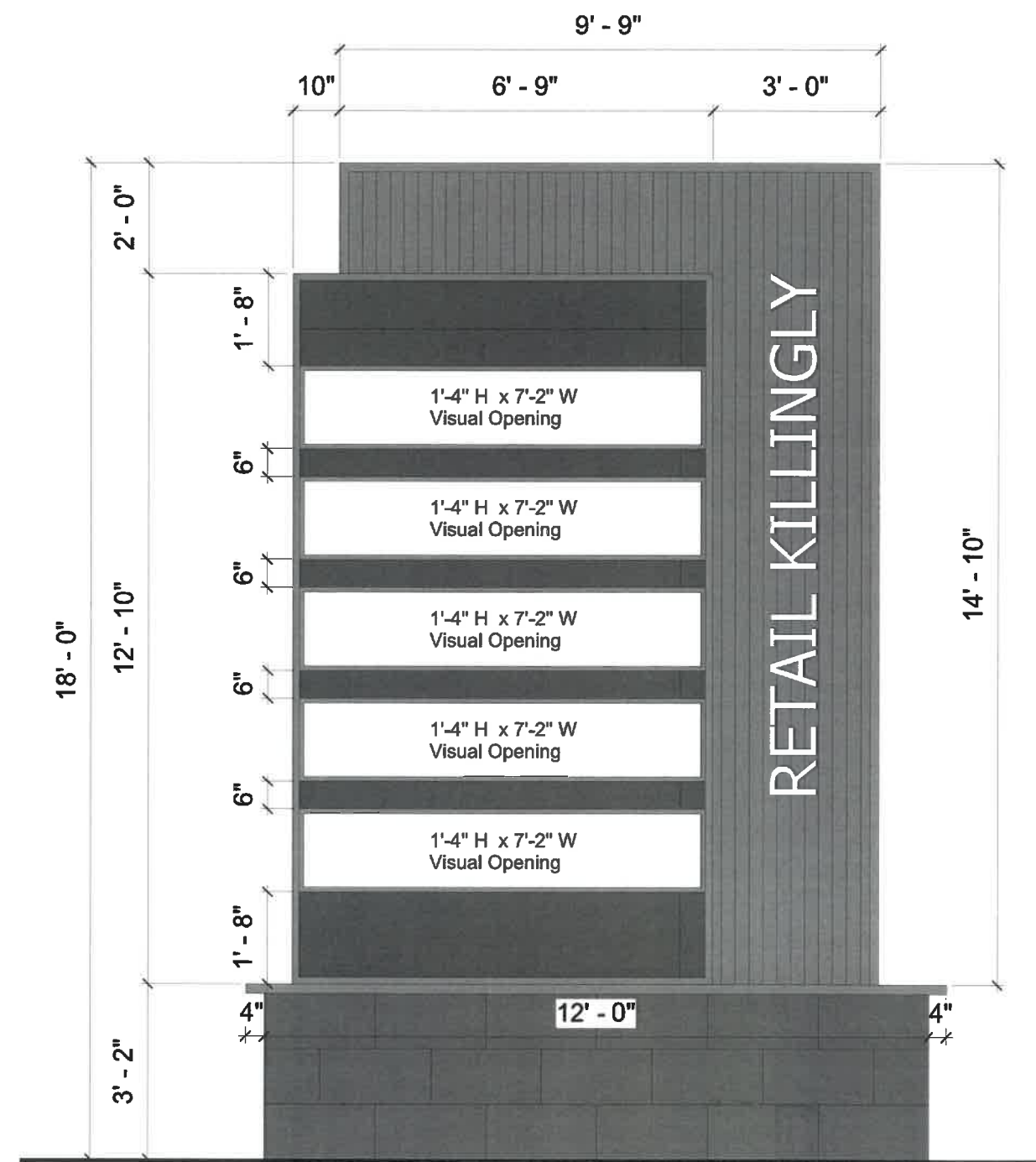
Scott Irwin

## RETAIL DEVELOPMENT - 536, 542, 552 HARTFORD PIKE, KILLINGLY, CT

06/07/2023



1 PYLON ELEVATION  
3/4" = 1'-0"



2 PYLON DETAIL  
3/4" = 1'-0"

## PYLON SIGN

RETAIL DEVELOPMENT - 536, 542, 552 HARTFORD PIKE, KILLINGLY, CT  
06/07/23

JUL 12 2023

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

Scott Griffin





PERSPECTIVE 1



PERSPECTIVE 2

### PESPECTIVES

RETAIL DEVELOPMENT - 536, 542, 552 HARTFORD PIKE, KILLINGLY, CT  
06/07/2023

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KILLINGLY





PERSPECTIVE 3



PERSPECTIVE 4

### PESPECTIVES

RETAIL DEVELOPMENT - 536, 542, 552 HARTFORD PIKE, KILLINGLY, CT

06/07/2023

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PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

Scott Griffin

---

**VII. UNFINISHED BUSINESS – (review / discussion / action)**

6) Subdivision Appl. #23-1312 – Nathan Van Der Swaagh; 134 Putnam Road, GIS MAP 15, LOT 3, ~16. Acres, Rural Development Zone, to subdivide the property into two lots for family purposes (lot already received its free split). (review/discussion / action)

**NO PUBLIC HEARING!!!**

---

<b>APPLICANT(S):</b>	Nathan Van Der Swaagh
<b>LANDOWNERS:</b>	Dana Van Der Swaagh
<b>SUBJECT PROPERTY:</b>	134 Putnam Road
<b>TAX MAPS:</b>	<b>GIS MAP 15, LOT 3, ~16 acres</b>
<b>ZONING DISTRICT:</b>	Rural Development Zone
<b>REQUEST:</b>	To subdivide the property into two distinct lots for family purposes (family compound)
<b>REGULATIONS:</b>	Subdivision Regulations Dimensional Table A of the TOK Zoning Regulations

---

**Documents received for Monday, July 17, 2023**

- 1) Completed Application
  - 2) June 12, 2023 – Site Plan entitled “2 Lot Subdivision prepared for Nathan Van Der Swaagh
- 

**Legal Notices**

**NO PUBLIC HEARING**

---

**STAFF COMMENTS AND SUGGESTIONS**

This is a subdivision for two distinct lots for family purposes (family compound); the only reason the people are before the commission tonight is because a single lot (first/free split) was already completed.



# 2 LOT SUBDIVISION

## PREPARED FOR

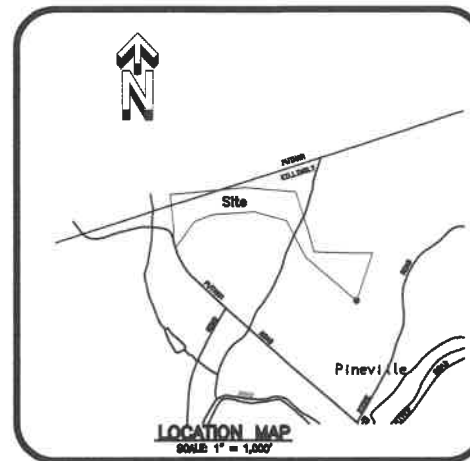
### Nathan Van Der Swaagh

Putnam Road  
Killingly, Connecticut

June 12, 2023

This survey is based exclusively on accepted standards. This lot was created by a subdivision approved by the Killingly Planning and Zoning Commission under a claim by the owner of an exemption from Conservation Land requirements of the Killingly Subdivision Regulations under Connecticut General Statute 8-25, where "the open space requirements of this section shall not apply in the transfer of all land in a subdivision of less than five parcels to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle or first cousin for no consideration". Conveyance of this lot to any other person prior to ten (10) years from the date of subdivision approval shall require provision of such Conservation Land or payment of fee in lieu of conservation land by the seller in accordance with the Killingly Subdivision Regulations, as the Killingly Planning and Zoning Commission may determine in its sole discretion." Any deed recorded in the land records of the Town shall incorporate the terms and language of the proposed deed submitted to the Commission. The Applicant shall submit to the Commission a copy of the federal or state gift tax return demonstrating transfer of each lot in the subdivision for no consideration to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle or first cousin of the current legal owner as required by Connecticut General Statute 8-25 with 180 days of the date the Final Approved Plan is recorded in the office of the Town Clerk.

If for some reason within the 10 years the land being subdivided has to be transferred to someone not qualifying for the family transfer, a fee in lieu of open space shall be paid to the Town of Killingly. The applicant is offering the fee in lieu of due to the fact that the land being proposed for conservation does not meet the full requirements to provided conservation land as set forth in Chapter V. Such fee shall be (10%) of the fair market value of the land to be subdivided.



RECEIVED

JUL 12 2023

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

PREPARED BY



#### INDEX OF DRAWINGS

COVER SHEET  
EXISTING CONDITION  
SUBDIVISION  
SITE DEVELOPMENT PLAN  
DETAIL SHEET #1

SHEET 1 OF 5  
SHEET 2 OF 5  
SHEET 3 OF 5  
SHEET 4 OF 5  
SHEET 5 OF 5

This subdivision received Final Approval as authorized by the Killingly Planning and Zoning Commission on \_\_\_\_\_

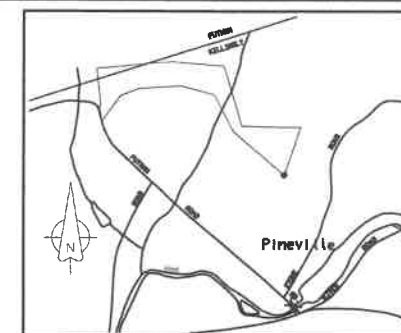
Signature \_\_\_\_\_, Chairman

Pursuant to Title 8 of the Connecticut General Statutes and Section \_\_\_\_\_ of these regulations, all work in connection with the subdivision must be completed by \_\_\_\_\_ otherwise the approval will lapse. The approval, unless otherwise indicated by special notation, does not include specific approval of driveway construction, building size or location, or septic design. Subdivision may also be subject to conditions, the satisfaction of which may be a prerequisite to the issuance of a Zoning or Building Permit. Buyers are advised to inquire at the Killingly Development Office.

APPROVED BY THE TOWN PLANNING & ZONING COMMISSION OF THE TOWN OF KILLINGLY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

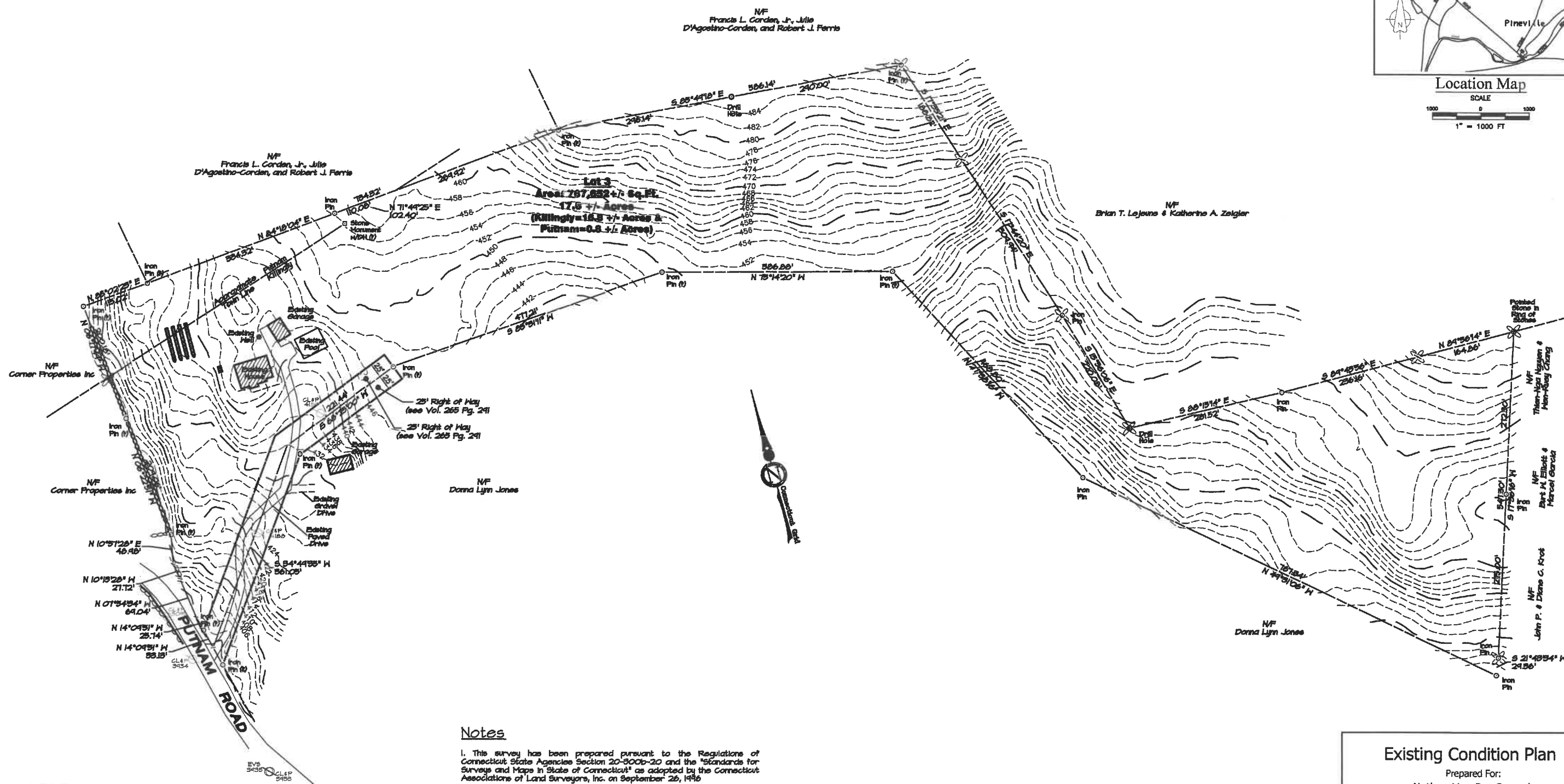
In accordance with Sec. 8-25c of the Connecticut General Statutes, all work in connection with this subdivision must be completed by \_\_\_\_\_

Chairman \_\_\_\_\_ Date \_\_\_\_\_  
As specified in Sec. 8-25c of the Connecticut Statutes  
expiration date is \_\_\_\_\_



Location Map

SCALE  
1" = 1000 FT



LEGEND

-----	PROPERTY LINE
-----	EASEMENT
-----	STONEWALL
-----	STONEWALL REMAINS
-----	STONE PILE
-----	IRON PIN
-----	DRILL HOLE
-----	MONUMENT
-----	PROPERTY POINT
-----	UTILITY POLE

Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 28, 1998.
  - This Survey conforms to a Class "A-2" Horizontal Accuracy
  - Survey Type: Existing Conditions Survey
  - Boundary Determination: Resurvey
  - Intent: Depict Existing Conditions with Respect to Property Lines
- Parcel shown as Lot 3, on Assessors Tax Map 15 of the Killingly Assessors Office, and Lot 22 on Assessors Tax Map 46 of the Putnam Assessors Office

MAP REFERENCES:

- Plan of Land of Robert H. Jones and Dana M. Van Der Swaagh, Putnam Road, Killingly & Putnam, Connecticut, Date: April 17, 1980, Scale: 1"=100', Prepared by: Kietzky, Wood & Pike Land Surveyors

To My Knowledge and Belief this Map is substantially Correct as hereon shown.

Paul M. Archer L.L.S. #10013

Date

Existing Condition Plan

Prepared For:  
Nathan Van Der Swaagh  
134 Putnam Road  
Killingly, Connecticut

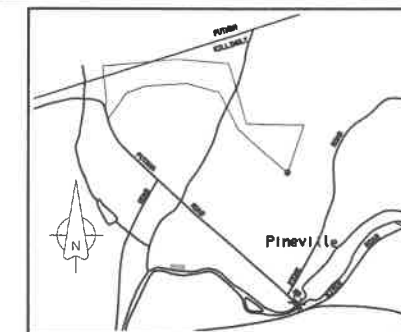
DRAWING SCALE: 1"=80'

0 40 80 160

**ARCHER** Surveying, LLC  
18 Providence Road, Brooklyn, CT  
(860) 779-2240 / (860) 925-1021

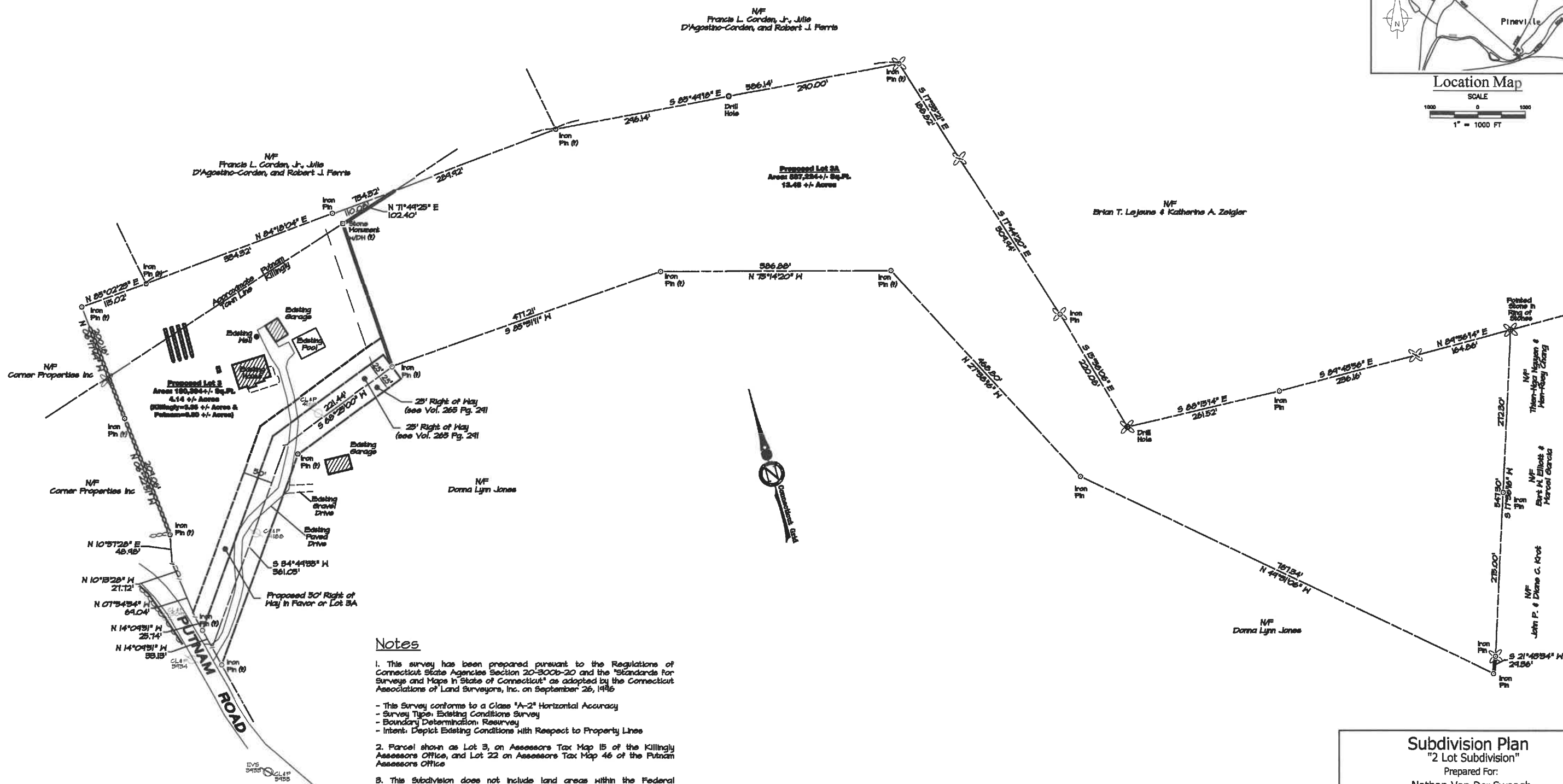
LOUIS J. BOZAL, JR.  
L.S. #10013

Sheet No. 2 OF 5 Project No. 2167 Date: January 24, 2023



Location Map

SCALE  
1" = 1000 FT



### Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
- This Survey conforms to a Class "A-2" Horizontal Accuracy.
- Survey Type: Existing Conditions Survey.
- Boundary Determination: Resurvey.
- Intent: Depict Existing Conditions with Respect to Property Lines.
- Parcel shown as Lot 3, on Assessors Tax Map 15 of the Killingly Assessors Office, and Lot 22 on Assessors Tax Map 46 of the Putnam Assessors Office.
- This Subdivision does not include land areas within the Federal Emergency Management Agency's 100 year flood hazard area.
- There are no known endangered species or species of special concern on the subject property nor within 2 miles of the subject property per the December 2006 Natural Diversity Data Base Mapping.
- Parcel does not lie within an aquifer protection area.
- The Subdivision Regulations of the Town of Killingly are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD83).
- Passive Solar Energy techniques were considered in the design of the subdivision.
- Septic location as per as-built on file with NDDP.

### MAP REFERENCES:

1. Plan of Land of Robert H. Jones and Dana M. Van Der Swaagh, Putnam Road, Killingly & Putnam, Connecticut, Date: April 17, 1980, Scale: 1"=100', Prepared by: Klettyka, Woodley & Pike Land Surveyors.

To the Knowledge and Belief this Map is substantially correct as shown hereon.

Paul M. Arnsperger, L.L.S. #100015 Date: 6/2/2023

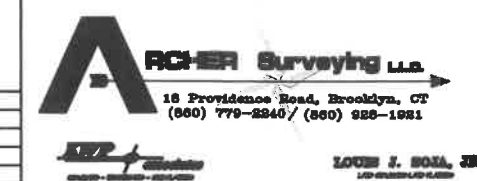
### LEGEND

	PROPERTY LINE
	EASEMENT
	STONEWALL
	STONEWALL REMAINS
	STONE PILE
	IRON PIN
	DRILL HOLE
	MONUMENT
	PROPERTY POINT
	UTILITY POLE

### Subdivision Plan "2 Lot Subdivision"

Prepared For:  
Nathan Van Der Swaagh  
134 Putnam Road  
Killingly, Connecticut

DRAWING SCALE: 1"=80'



REVISIONS	
DATE	DESCRIPTION
6/2/2023	Added Septic on Existing House

Sheet No. 3 of 5 Project No. 2167 Date: January 24, 2023



# DEEP TEST PIT DATA / SOIL DESCRIPTIONS

PERFORMED BY: Brittany Otto

WITNESSED BY: Northeast District Department of Health

DATE: 3/24/2023

## PERCOLATION DATA

PERC A - DEPTH 14"

TIME	Drop (Inches)
11:01	1.5
11:10	2.75
11:20	4.0
11:30	4.75
11:40	5.25
11:50	5.75

PERCOLATION RATE > 20.0 MIN./IN

NOTES:  
PERCOLATION TEST PERFORMED ON 3/24/2023  
PERFORMED BY Brittany Otto

## TEST PIT: 1

0' - 6"	Topsoil/Organics
6" - 28"	Brown Sandy Loam, Moist
28" - 64"	Mottled, Grey compact sand, Some Rocks
64" - 68"	Groundwater
MOTTLES:	28"
GROUNDWATER:	64" Seep @ 43"
LEDGE:	NO
ROOTS:	29"
RESTRICTIVE:	28"

## TEST PIT: 2

0' - 5"	Topsoil/Organics
5" - 23"	Brown Sandy Loam, Moist
23" - 50"	Mottled, Grey compact sand, some rocks
50" - 60"	Groundwater
MOTTLES:	23"
GROUNDWATER:	50" Seep @ 32"
LEDGE:	NO
ROOTS:	32"
RESTRICTIVE:	23"

## TEST PIT: 3

0' - 8"	Topsoil/Organics
8" - 22"	Brown Sandy Loam, Moist
22" - 59"	Grey Mottled, fine sandy loam, some sand compact
59" - 62"	Groundwater
MOTTLES:	22"
GROUNDWATER:	59" Seep @ 25"
LEDGE:	NO
ROOTS:	22"
RESTRICTIVE:	22"

## TEST PIT: 4

0' - 4"	Topsoil/Organics
4" - 27"	Red/Brown Sandy Loam
27" - 33"	Tan Fine Sandy Loam, Moist
33" - 65"	Grey Mottled Very fine Sandy Loam, Wet
MOTTLES:	33"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	30"
RESTRICTIVE:	33"

## PIPE & BUILDING FL - 451

### SEPTIC TANK

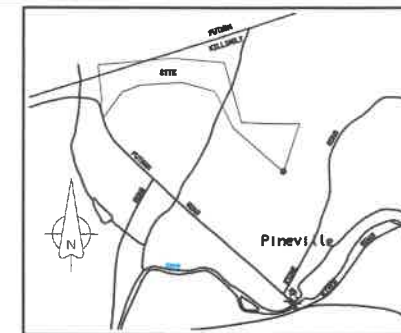
1200 GALLON  
TWO COMPARTMENT  
FL IN = 480.80  
FL OUT = 480.08

### DISTRIBUTION BOXES

D-1 (OVERFLOW)  
FL IN/OUT = 449.5  
FL OVERFLOW = 441.55  
D-2 (STANDARD)  
FL IN/OUT = 449.5  
FL OVERFLOW = 448.75  
D-2 (STANDARD)  
FL IN/OUT = 441.1

## SEPTIC SYSTEM DESIGN DATA

Percolation Rate = 20.0 min. / in.  
3 bedroom house requires = 750 s.f. effective leaching area  
Effective Leaching area = 5 s.f. / 1 ft. of trench  
Length Required = 750/5.0 = 250 L.F.  
Length Provided = 5 (85 ft) = 255 L.F.  
Min. Leaching System Spread (4 L.S.) = 50.0 x 1.5 x 1.5 = 61.3'  
H.L.S.S. Provided = 85'  
LEACHING FIELD  
5 Trenches @ 85 ft  
Maximum depth into existing grade = 4'



Location Map

SCALE  
1" = 1000 FT

## Notes

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996

- This Survey conforms to a Class "A-2" Horizontal Accuracy  
- Survey Type: Site Development Plan  
- Boundary Determination: Resurvey  
- Intent: Residential Development

2. Parcel shown as Lot 3, on Assessors Tax Map 15 of the Killingly Assessors Office, and Lot 22 on Assessors Tax Map 46 of the Putnam Assessors Office

## MAP REFERENCES:

1. Plan of Land of Robert H. Jones and Dana M. Van Der Skaagh, Putnam Road, Killingly & Putnam, Connecticut, Date: April 17, 1980, Scale: 1"=100', Prepared by: Kleitka, Noodle & Pike Land Surveyors

**Proposed Lot 3A**  
**Area: 587,224 +/- Sq.Ft.**  
**13.48 +/- Acres**

## LEGEND

—	PROPERTY LINE	---	EXISTING INDEX CONTOUR
---	EASEMENT	---	EXISTING CONTOUR
---	STONEWALL	---	PROPOSED CONTOUR
---	STONEWALL REMAINS	---	WETLANDS FLAG
---	SILT FENCE	---	BUILDING SETBACK
---	IRON PIN	---	TEST PIT
---	DRILL HOLE	---	PROPERTY POINT
---	MONUMENT	---	UTILITY POLE
---	PERCOLATION TEST	---	

To My Knowledge and Belief this Map is substantially Correct as noted hereon.

Paul M. Archer LLS #10013

6/2/2023

Date

DATE	REVISIONS
6/8/2023	Well added

*David A. Smith*  
DAVID A. SMITH, P.E., L.S. #10013  
NOT VALID UNLESS SEAL IS AFFIXED HERETO

## Site Development Plan

Prepared For:  
Nathan & Shannon VanderSwaagh  
134 Putnam Road  
Killingly, Connecticut

DRAWING SCALE: 1"=30'

0 15 30 60

**ARCHER Surveying LLC**  
18 Providence Road, Brooklyn, CT  
(860) 779-2840 / (860) 928-1921  
www.archersurveying.com

100% J. SOIL, JR.

Sheet No. 4 OF 5 Project No. 2167 Date: January 24, 2023



## **SECTION 436. BUSINESS PARK DISTRICT**

### **Section 436.1 Intent**

The intent of the Business Park District is to provide facilities for businesses consistent with the creation of a physical environment that promotes consistency with the plan of conservation and development, community goals, efficient business operations, human scale and values, and compatibility with the natural environment. A Business Park District may be located adjacent to, or nearby, residential districts.

Uses of tracts of land in the Business Park District may include several separate businesses, offices, manufacturing facilities, accessory and supporting uses, and common open space designed, planned, and constructed on an integrated and coordinated basis.

### **Section 436.2 General Requirements**

1. **Enclosed Storage Structures** – All ~~uses, including any related storage,~~ operations shall ~~be operated occur~~ entirely within enclosed structures; except **for those activities requiring** docking or other areas necessary for **the transfer of goods or materials receipt of multiple deliveries,** storage of ~~the~~ trucks, trailers ~~used in the daily course of business,~~ and uses that are permitted ~~that require~~ outdoors ~~elements~~ (ex: automobile / recreational vehicle / truck dealerships / light vehicle maintenance/ growing of nursery stock)
2. **Outdoor Storage** – Outdoor storage is permitted only as an accessory use under the following conditions: a) storage is confined to specific areas outlined on the site plan; b) defined storage area(s) ~~are completely screened from view~~ **are buffered and screened to minimize visual intrusion** using a solid fence, **wall or landscaping** or a combination ~~of fencing and landscaping that is approved by the Commission; thereof;~~ and c) no hazardous material / waste may be stored outside.
3. **Provide Access** – Any parcel in the Business Park District to be used must provide a direct access way to a road or street, including through, but not limited to, an easement. ~~Such access way shall have a minimum width of sixty (60) feet. The commission may, in its sole discretion, increase the width to accommodate utility installation.~~
  - a. **The location of the access shall be clearly defined on the site plan submitted to the commission, and/or designated staff.**
  - b. **The access shall be clearly described by a mete and bounds description.**
  - c. **Such access shall have a minimum width of sixty (60) feet.**
  - d. **Said access shall permit the future installation of all utilities, including but not limited to, sanitary sewer lines, public and private water, electricity, natural gas, communication cables and storm water drainage structures and lines.**



~~Said access way shall permit the future installation of all utilities including, but not limited to, sanitary sewer lines, public water, electric, natural gas, communication cables and storm water drainage structures and lines.~~

4. ~~Location of Access~~ – ~~The location of said access described above shall be approved by the commission. The location of the access shall be clearly defined on the site plan submitted to the commission, and/or designated staff, and the access shall be clearly described by a metes and bound description.~~
4. **Utilities** – ~~Said access shall permit the future installation of all utilities including, but not limited to, sanitary sewer lines, public & private water, electric, natural gas, communication cables and storm water drainage structures.~~ All utilities shall be designed for underground construction, unless otherwise specified by the commission.
5. **Interior Circulation** – Interior Circulation shall provide for the safe movement of vehicles, delivery trucks and pedestrians. Truck delivery routes shall be indicated by signage, pavement markings or other methods. Access to commercial delivery points shall be segregated from public traffic where possible. Provisions for the safe movement of pedestrians between buildings and from buildings to parking areas shall be provided.
6. **Bicycle/Pedestrian Pathways** – Bicycle/Pedestrian pathways ~~a minimum of six (6) feet in width~~ may be provided along the interior roadway system, **or to provide interconnectivity among buildings and other destinations within a site. All pathways shall be a minimum of six (6) feet in width.** Said width may be expanded ~~by the commission~~ to ten (10) feet in the Commission's sole discretion. **Pathways shall be deemed private on-site amenities with public use/access prohibited.**
  - a. Sidewalks and bicycle/pedestrian pathways ~~shall be constructed simultaneously with the roadways and~~ should provide continuous circulation from one lot to another.
  - b. Sidewalks and bicycle/pedestrian pathways ~~shall~~ **may** be illuminated to provide safety and security for their users; **it will be in the Commission's sole discretion if lighting is required for a particular sidewalk.** Such lighting shall be shielded or diffused to reflect light away from abutting traffic and to prevent skyward glare (i.e.: night sky compliance).
7. **Truck Parking** – Truck parking ~~associated with light manufacturing, warehouses and distribution centers~~ shall have a minimum setback of fifty (50) feet from any residential district boundary or from any residential use boundary. Said truck parking, ~~and building(s)~~, shall be one-hundred fifty (150) feet from any game farm/shooting range/hunting preserve. Said setbacks shall include buffering and screening to minimize visual intrusion. The **buffering and** screening shall be subject to the approval of the Planning Zoning Commission or its designated agents.
8. **Landscaping** – Landscaping shall provide transitions between buildings of different sizes, scale, architecture or use and ~~to provide~~ continuity of design. Landscaping shall provide shade and

visual interest. All landscaping shall be subject to the approval of the Planning Zoning Commission or its designated agents.

- a. Landscaping may include, but not be limited to, **hardscape (pavers, stone, fountains, outdoor seating areas, permanent outdoor furniture, etc.), and/or softscape (planting of grass, ground covers, flower beds, shrubs, hedges, planted earthworks {mounding, grading, etc.} or trees.**

~~-pavement materials, fountains, ponds, street furniture, outdoor seating areas, lighting, and the planting of grass, ground cover, flower beds, shrubs, hedges, planted earthworks (mounding, grading, etc.), or trees.~~

- b. **All planted areas shall be maintained and arranged so as not to obscure the vision of traffic.**

~~— All planted areas shall be maintained in healthy growing condition, neat and orderly in appearance, and free of refuse and debris. No planted trees shall interfere with the sidewalk area as provided.~~

- a. ~~All planted areas shall be arranged and maintained so as not to obscure the vision of traffic. Unless so specified in an approved site plan, there shall be no parking of vehicles in landscaped areas.~~

~~b.~~

- c. Street trees at a minimum rate of one tree for every one hundred (100) feet or part thereof of street frontage shall be provided in all front yard areas to provide shade and visual interest. Trees may be planted at intervals and/or in groups to assure the desired effect is achieved subject to the approval of the Commission. Street trees, whether deciduous shade trees, flowering trees, or evergreen trees, shall be a minimum of three (3) inches caliper measured at twelve (12) inches above ground, and selected for hardiness and appropriateness of use and soil conditions.

- d. **Unless so specified in an approved site plan, there shall be no parking of vehicles in landscaped areas.**

9. **Buffering / Screening** – All uses, including ~~all~~ accessory uses, shall be buffered, and screened to minimize visual intrusion, and landscaped to integrate these elements into the site. The buffering / screening may consist of a vegetative buffer, ~~or stone~~ wall, or ~~screened~~ fencing, or any combination thereof; and ~~All buffering and screening shall~~ be subject to the approval of the Planning Zoning Commission or its designated agents.

- a. If chain link fencing is installed for screening, it shall be black PVC dipped material, with either black or dark green privacy slats.

10. **Lighting** – **All outdoor lighting shall be dark sky compliant in accordance with standards adopted by the International Dark-Sky Association.**

11. Refuse Enclosures, Etc. – All waste materials, debris, refuse or garbage shall be kept in an enclosed building or properly contained in a closed container area designed for such purpose.
  - a. Refuse enclosures are to be constructed of material in such a way that they would be at least seventy-five (75) percent solid (for example: 3 sides made of brick, cement, chain link fence with privacy slats and bollards) and shall have a concrete floor.
  - b. Refuse enclosures shall be in rear yards only and shall be properly screened to a height of seven (7) feet in accordance with Planning Zoning Commission requirements.
12. Parking Requirements – See T.O.K. Zoning Regulations Section 530 (Off Street Parking and Loading)
13. Sign Requirements – See T.O.K. Zoning Regulations Section 540 (Signs)
14. Site Plan Review Requirements – See T.O.K. Zoning Regulations Section 470 (Site Plan Review)
15. Special Permit Requirements – See T.O.K. Zoning Regulations Section 700 (Special Permits)
16. Dimensional Requirements – See T.O.K. Zoning Regulations Section 450 (Dimensional Requirements and Table A)
17. Concept Plan – A concept plan may be submitted by an applicant who seeks to develop all or a portion of the property within the entire Business Park. A concept plan is meant to help the applicant receive feedback from the commission, or staff, prior to a formal application being submitted. The concept plan is intended to illustrate the general development plan and expected land uses without requiring the detail and expense of the site plan required as part of the approval process.

#### **Section 436.3 Permitted Uses Requiring Only a Site Plan Review**

The following allowed uses require a site plan review prior to development of the site. Once the site is developed if the original use changes from one allowed use to another allowed use, and there is no further construction (no change in footprint) on the site then the change in use will require a zoning permit only. However, if there is further construction (change in footprint) on the site, or the allowed use changes to a special permitted use then another site plan review will be required as part of the special permit application process.

The Commission may, in its sole discretion, hire a third-party consultant, acceptable to the applicant, to aid the Commission in its review of any proposed site plan pursuant to this section. The fees charged by the third-party consultant shall be borne by the applicant.

All requirements listed under the T.O.K. Zoning Regulations Section 470 (Site Plan Review) shall be followed and adhered to.

- a. **Motels / Hotels / Conference & Convention Centers**



- b. Specialty Food Service
- c. Restaurants / Cafes / Taverns
- d. Earth Filling and Excavation (See Section 560. Earth Filling and Excavation Regulations – REMOVE?)
- e. Outpatient Ambulatory Health Care Services
- ~~i. Offices of Various Health Care Practices~~ f. Medical Offices
- g. Vocational Rehabilitation Services
- h. ~~Offices~~ Social Assistance Agencies
- ~~i. Light Manufacturing < 15,000 sq feet~~ i. Manufacturing
- j. Machines & Machine Shop - <15,000 sq feet
- k. Parking Garages
- l. Personal Services Establishments
- m. Professional Offices
- n. Business Support Services
- o. General ~~Business~~ Office Space
- p. Retail Sales Establishment
- q. Financial Institutions
- r. ~~Copy Shop~~ (Combine with Publishing / Printing Establishment? Commission decides)
- r. Warehousing & Distribution Centers – All warehouses, and distribution centers shall conform to the following design standards.
  1. Location of all warehouses, and distribution centers shall have a 50-foot set back from the boundary of any residential district.
  2. Location of all warehouses, and distribution centers shall have a 150-foot set back from the boundary of any game farm/shooting range/hunting preserve.
  3. All warehouses, and distribution centers may have a controlled gate access for warehouse and distribution vehicular traffic, ~~though employee traffic for parking purposes shall not require gate access.~~
  4. The outdoor storage of trailers may be provided; however, the trailer storage area must be buffered and screened to minimize visual intrusion ~~and landscaped to integrate these elements into the site.~~ using landscaping, walls, fencing or a combination thereof.
  5. Permitted accessory uses include the overnight parking and/or storage of trailers and vehicles used in the conduct of the business; ancillary maintenance and refueling of vehicles used in the conduct of the business; packaging and assembly; customer pick-

up; and retail sales area not to exceed 20% of the total gross floor area of the primary use.

6. All ~~storage~~ items, goods and/or products stored or packaged in the warehouse and distribution center shall be indoors except for those items that are stored within a trailer outside of the warehouse and /or distribution center. No packaging of goods shall be allowed outside of the warehouse and /or distribution center.
7. Truck loading docks shall not be located on the street facing side of the building, nor be located on the building side that abuts a residentially zoned parcel without adequate ~~landscape~~ buffering and screening to minimize visual intrusion in accordance with these regulations.
8. All outdoor lighting shall be dark sky compliant in accordance with standards adopted by the International Dark-Sky Association.

**t. Self-Service Storage Facility**

**Section 436.4 Special Permitted Uses**

The following uses shall require special permit approval, ~~which includes a site plan review, prior to the development of the site.~~

Once the site is developed, if the original use changes from the approved special permit to one of the allowed uses listed in Section 436.3, and there is no further construction (no change in footprint) on the site then the change to an allowed use will require a zoning permit only. However, even if the change in use is for an allowed use but there is an enlargement of the footprint (new construction) a zoning permit and site plan review will be required.

Once the site is developed, if the original use changes from a special permitted use to another special permitted use, or if any new construction (change in footprint) is proposed related to the special permit use, the applicant will be required to obtain another special permit approval from the commission.

The Commission may, in its sole discretion, hire a third-party consultant, acceptable to the applicant, to aid the Commission in its review of any proposed site plan pursuant to this section. The fees charged by the third-party consultant shall be borne by the applicant.

All requirements that are listed under the T.O.K. Zoning Regulations Section 700 (Special Permitted Uses), ~~and Section 470 (Site Plan Review)~~ shall be followed and adhered to.

- a. **Crop Production, Processing and Sale** – All growing facilities must be completely contained within a structure.
- b. **Hydroponics** – All growing facilities must be completely contained within a structure.
- c. **Aquaculture** – All growing facilities must be completely contained within a structure.
- d. **Greenhouse / Nursery / Horticultural Bldgs.**

- e. Forest Nurseries and Gathering of Forest Products
- f. Performing Arts Companies
- g. Dance / Art / Music Schools (move to permitted uses? Commission decides)
- h. Art Galleries / Photo Studios (move to permitted uses? Commission decides)
- i. Commercial Recreational Facilities – Must be completely contained within a structure.
- j. Radio / TV/ Motion Picture Facilities
- k. Early Childhood Care Facilities – Must be operated in conjunction with a business established in the park.
- l. Training Facilities
- m. Medical and Diagnostic Laboratories (This is different than medical offices.)
- n. Adult Daycare – No Overnight
- o. Electronic & Precision Equipment Repair
- p. Pharmacy
- q. Breweries / Wineries – This use includes breweries, wineries, distilleries and cideries.
- r. Cannabis Establishment
- s. Municipal Services
- t. Libraries
- u. Recycling / Collection Center
- v. Funeral Homes & Funeral Services
- w. Pet Grooming / Pet Day Care
- x. Veterinary Services / Hospitals
- y. Publishing / Printing Establishment (move to permitted uses? Commission decides)
- z. Analytical Laboratories / Research and Development Facilities – If the following standards are met:

**NOTE: ALL OF THE FOLLOWING WAS PART OF THE ORIGINAL REGULATIONS – IF THE COMMISSION WANTS TO CHANGE ANY – PLEASE LET STAFF KNOW.**

1. In the establishment, operation, and design of medical and biological research laboratories and facilities, the standards, and procedures, as amended, of the National Institutes of Health, and Centers for Disease Control will apply.
2. No facility may contain or conduct research involving biological safety level-3 (or the equivalent term risk group-3) classification or higher. (See #1 above)



3. All noise levels shall adhere to the Town of Killingly Noise Ordinance in its Code of Ordinances and all Connecticut Department of Environmental Protection regulations promulgated in accordance with Chapter 442 of the Connecticut General Statutes shall apply.
4. No activities involving bulk storage or manufacture of materials or products that could decompose by detonation shall be permitted. Utilization of the materials included in this section shall be limited to the minimum quantities necessary for specific research. Material type, quantity, storage, handling procedures, and location in the facility shall also be registered with the respective fire district, ambulance corps, the Killingly Planning Department, and the Fire Marshal.
5. No activities shall be permitted that emit dangerous radioactivity beyond enclosed areas as specified by the regulations of the United States Nuclear Regulatory Commission.
6. Any electrical radiation shall not adversely affect at any point any operations or any equipment, including not only professional research equipment but also equipment reserved for personal uses such as reception of public radio transmissions, use of cellular phones, etc., except equipment belonging to the creator of the electrical radiation.
7. Operations shall not cause inherent and/or recurring generated vibration perceptible without instruments at any point along the property line. Temporary construction is excluded from this restriction.
8. No operation shall cause or allow emission of any odorous air contaminant, smoke, particulate matter, or any emission into the air which is a nuisance, hazard or exceeds applicable federal or state regulations.
9. The operation of the facility must comply with all applicable industry standards, and local, state, and federal ordinances, rules, statutes, and regulations applicable to the treatment, storage, transportation, and disposal of any hazardous materials, hazardous wastes, solid wastes, or fire hazards.

**aa. Data Centers / Internet Server Farm / Computing Infrastructure Provider (change to permitted use? Commission members to decide) (change to name Public Service Corporation?)**

**bb. Automotive Vehicle Dealers (Sales / Service / Repair / Rental)**

~~cc. Automotive Vehicle Service / Repair~~

~~dd. Automotive and/or Truck Rentals~~

**ee. Trucks & Recreational Vehicle Dealers (Sales / Service / Repair / Rental)**

~~ff. Trucks & Recreational Vehicles Service / Repair~~

**gg. Auctions / Sales**

~~hh. Cannabis Establishments~~

hh. Battery Storage / Battery Energy Storage Systems (BESS)

ii. Freight Material ~~/ Trucking Business~~ / Trucking Terminal

## **SECTION 436. BUSINESS PARK DISTRICT**

### **Section 436.1 Intent**

The intent of the Business Park District is to provide facilities for businesses consistent with the creation of a physical environment that promotes consistency with the plan of conservation and development, community goals, efficient business operations, human scale and values, and compatibility with the natural environment. A Business Park District may be located adjacent to, or nearby, residential districts.

Uses of tracts of land in the Business Park District may include several separate businesses, offices, manufacturing facilities, accessory and supporting uses, and common open space designed, planned, and constructed on an integrated and coordinated basis.

### **Section 436.2 General Requirements**

1. **Enclosed Structures** – All operations shall occur entirely within enclosed structures; except for those activities requiring docking or other areas necessary for the transfer of goods or materials, storage of trucks, trailers, and uses that are permitted outdoors (ex: automobile / recreational vehicle / truck dealerships / light vehicle maintenance/ growing of nursery stock)
2. **Outdoor Storage** – Outdoor storage is permitted only as an accessory use under the following conditions: a) storage is confined to specific areas outlined on the site plan; b) defined storage area(s) are buffered and screened to minimize visual intrusion using a solid fence, wall or landscaping or a combination thereof; and c) no hazardous material / waste may be stored outside.
3. **Provide Access** – Any parcel in the Business Park District to be used must provide a direct access way to a road or street, including through, but not limited to, an easement.
  - a. The location of the access shall be clearly defined on the site plan submitted to the commission, and/or designated staff.
  - b. The access shall be clearly described by a metes and bounds description.
  - c. Such access shall have a minimum width of sixty (60) feet.
  - d. The commission may, in its sole discretion, increase the width to accommodate utility installation.
  - e. Said access shall permit the future installation of all utilities, including but not limited to, sanitary sewer lines, public and private water, electricity, natural gas, communication cables and storm water drainage structures and lines.



4. Utilities – All utilities shall be designed for underground construction, unless otherwise specified by the commission, and/or designated staff.
5. Interior Circulation – Interior Circulation shall provide for the safe movement of vehicles, delivery trucks and pedestrians. Truck delivery routes shall be indicated by signage, pavement markings or other methods. Access to commercial delivery points shall be segregated from public traffic where possible. Provisions for the safe movement of pedestrians between buildings and from buildings to parking areas shall be provided.
6. Bicycle/Pedestrian Pathways – Bicycle/Pedestrian pathways may be provided along the interior roadway system, or to provide interconnectivity among buildings and other destinations within a site. All pathways shall be a minimum of six (6) feet in width. Said width may be expanded to ten (10) feet in the Commission's sole discretion. Pathways shall be deemed private on-site amenities with public use/access prohibited.
  - a. Sidewalks and bicycle/pedestrian pathways should provide continuous circulation from one lot to another.
  - b. Sidewalks and bicycle/pedestrian pathways may be illuminated to provide safety and security for their users; it will be in the Commission's sole discretion if lighting is required for a particular sidewalk. Such lighting shall be shielded or diffused to reflect light away from abutting traffic and to prevent skyward glare (i.e.: night sky compliance).
7. Truck Parking & Building Setbacks – Truck parking and building setbacks shall have a minimum setback of fifty (50) feet from any residential district boundary or from any residential use boundary. Said truck parking and building setbacks, shall be one-hundred fifty (150) feet from any game farm/shooting range/hunting preserve. Said setbacks shall include buffering and screening to minimize visual intrusion. The buffering and screening shall be subject to the approval of the Planning Zoning Commission or its designated agents.
8. Landscaping – Landscaping shall provide transitions between buildings of different sizes, scale, architecture or use and continuity of design. Landscaping shall provide shade and visual interest. All landscaping shall be subject to the approval of the Planning Zoning Commission or its designated agents.
  - a. Landscaping may include, but not be limited to, hardscape (pavers, stone, fountains, outdoor seating areas, permanent outdoor furniture, etc.), and/or softscape (planting of grass, ground covers, flower beds, shrubs, hedges, planted earthworks {mounding, grading, etc.} or trees.
  - b. All planted areas shall be maintained and arranged so as not to obscure the vision of traffic. No planted trees shall interfere with the sidewalk area as provided.
  - c. Street trees at a minimum rate of one tree for every one hundred (100) feet or part thereof of street frontage shall be provided in all front yard areas to provide shade and visual interest. Trees may be planted at intervals and/or in groups to assure the desired

effect is achieved subject to the approval of the Commission. Street trees, whether deciduous shade trees, flowering trees, or evergreen trees, shall be a minimum of three (3) inches caliper measured at twelve (12) inches above ground, and selected for hardiness and appropriateness of use and soil conditions.

- d. Unless so specified in an approved site plan, there shall be no parking of vehicles in landscaped areas.

9. Buffering / Screening – All uses, including accessory uses, shall be buffered, and screened to minimize visual intrusion, and landscaped to integrate these elements into the site. The buffering / screening may consist of a vegetative buffer, wall, or fencing, or any combination thereof; and shall be subject to the approval of the Planning Zoning Commission or its designated agents.

- a. If chain link fencing is installed for screening, it shall be black PVC dipped material, with either black or dark green privacy slats.

10. Lighting – All outdoor lighting shall be dark sky compliant in accordance with standards adopted by the International Dark-Sky Association.

11. Refuse Enclosures, Etc. – All waste materials, debris, refuse or garbage shall be kept in an enclosed building or properly contained in a closed container area designed for such purpose.

- a. Refuse enclosures are to be constructed of material in such a way that they would be at least seventy-five (75) percent solid (for example: 3 sides made of brick, cement, chain link fence with privacy slats and bollards) and shall have a concrete floor.
- b. Refuse enclosures shall be in rear yards only and shall be properly screened to a height of seven (7) feet in accordance with Planning Zoning Commission requirements.

12. Parking Requirements – See T.O.K. Zoning Regulations Section 530 (Off Street Parking and Loading)

13. Sign Requirements – See T.O.K. Zoning Regulations Section 540 (Signs)

14. Site Plan Review Requirements – See T.O.K. Zoning Regulations Section 470 (Site Plan Review)

15. Special Permit Requirements – See T.O.K. Zoning Regulations Section 700 (Special Permits)

16. Dimensional Requirements – See T.O.K. Zoning Regulations Section 450 (Dimensional Requirements and Table A)

17. Concept Plan – A concept plan may be submitted by an applicant who seeks to develop all or a portion of the property within the entire Business Park. A concept plan is meant to help the applicant receive feedback from the commission, or staff, prior to a formal application being submitted. The concept plan is intended to illustrate the general development plan and expected land uses without requiring the detail and expense of the site plan required as part of the approval process.

### Section 436.3 Permitted Uses Requiring Only a Site Plan Review

The following allowed uses require a site plan review prior to development of the site. Once the site is developed if the original use changes from one allowed use to another allowed use, and there is no further construction (no change in footprint) on the site then the change in use will require a zoning permit only. However, if there is further construction (change in footprint) on the site, or the allowed use changes to a special permitted use then another site plan review will be required as part of the special permit application process.

The Commission may, in its sole discretion, hire a third-party consultant, acceptable to the applicant, to aid the Commission in its review of any proposed site plan pursuant to this section. The fees charged by the third-party consultant shall be borne by the applicant.

All requirements listed under the T.O.K. Zoning Regulations Section 470 (Site Plan Review) shall be followed and adhered to.

- a. Motels / Hotels / Conference & Convention Centers
- b. Specialty Food Service
- c. Restaurants / Cafes / Taverns
- d. Earth Filling and Excavation (See Section 560. Earth Filling and Excavation Regulations – REMOVE?)
- e. Outpatient Ambulatory Health Care Services
- ~~f. Offices of Various Health Care Practices~~ f. Medical Offices
- g. Vocational Rehabilitation Services
- h. ~~Offices~~ Social Assistance Agencies
- ~~i. Light Manufacturing < 15,000 sq feet~~ i. Manufacturing
- j. Machines & Machine Shop - <15,000 sq feet
- k. Parking Garages
- l. Personal Services Establishments
- m. Professional Offices
- n. Business Support Services
- o. General ~~Business~~ Office Space
- p. Retail Sales Establishment
- q. Financial Institutions
- r. ~~Copy Shop~~ (Combine with Publishing / Printing Establishment? Commission decides)



**r. Warehousing & Distribution Centers** – All warehouses, and distribution centers shall conform to the following design standards.

1. Location of all warehouses, and distribution centers shall have a 50-foot set back from the boundary of any residential district.
2. Location of all warehouses, and distribution centers shall have a 150-foot set back from the boundary of any game farm/shooting range/hunting preserve.
3. All warehouses, and distribution centers may have a controlled gate access for warehouse and distribution vehicular traffic.
4. The outdoor storage of trailers may be provided; however, the trailer storage area must be buffered and screened to minimize visual intrusion, using landscaping, walls, fencing or a combination thereof.
5. Permitted accessory uses include the overnight parking and/or storage of trailers and vehicles used in the conduct of the business; ancillary maintenance and refueling of vehicles used in the conduct of the business; packaging and assembly; customer pick-up; and retail sales area not to exceed 20% of the total gross floor area of the primary use.
6. All items, goods and/or products stored or packaged in the warehouse and distribution center shall be indoors except for those items that are stored within a trailer outside of the warehouse and /or distribution center. No packaging of goods shall be allowed outside of the warehouse and /or distribution center.
7. Truck loading docks shall not be located on the street facing side of the building, nor be located on the building side that abuts a residentially zoned parcel without adequate buffering and screening to minimize visual intrusion in accordance with these regulations.
8. All outdoor lighting shall be dark sky compliant in accordance with standards adopted by the International Dark-Sky Association.

**t. Self-Service Storage Facility**

#### **Section 436.4 Special Permitted Uses**

The following uses shall require special permit approval.

Once the site is developed, if the original use changes from the approved special permit to one of the allowed uses listed in Section 436.3, and there is no further construction (no change in footprint) on the site then the change to an allowed use will require a zoning permit only. However, even if the change in use is for an allowed use but there is an enlargement of the footprint (new construction) a zoning permit and site plan review will be required.

Once the site is developed, if the original use changes from a special permitted use to another special permitted use, or if any new construction (change in footprint) is proposed related to the special permit use, the applicant will be required to obtain another special permit approval from the commission.

The Commission may, in its sole discretion, hire a third-party consultant, acceptable to the applicant, to aid the Commission in its review of any proposed site plan pursuant to this section. The fees charged by the third-party consultant shall be borne by the applicant.

All requirements that are listed under the T.O.K. Zoning Regulations Section 700 (Special Permitted Uses), shall be followed and adhered to.

- a. **Crop Production, Processing and Sale** – All growing facilities must be completely contained within a structure.
- b. **Hydroponics** – All growing facilities must be completely contained within a structure.
- c. **Aquaculture** – All growing facilities must be completely contained within a structure.
- d. **Greenhouse / Nursery / Horticultural Bldgs.**
- e. **Forest Nurseries and Gathering of Forest Products**
- f. **Performing Arts Companies**
- g. **Dance / Art / Music Schools (move to permitted uses? Commission decides)**
- h. **Art Galleries / Photo Studios (move to permitted uses? Commission decides)**
- i. **Commercial Recreational Facilities** – Must be completely contained within a structure.
- j. **Radio / TV/ Motion Picture Facilities**
- k. **Early Childhood Care Facilities** – Must be operated in conjunction with a business established in the park.
- l. **Training Facilities**
- m. **Medical and Diagnostic Laboratories (This is different than medical offices.)**
- n. **Adult Daycare – No Overnight**
- o. **Electronic & Precision Equipment Repair**
- p. **Pharmacy**
- q. **Breweries / Wineries** – This use includes breweries, wineries, distilleries and cideries.
- r. **Cannabis Establishment**
- s. **Municipal Services**
- t. **Libraries**
- u. **Recycling / Collection Center**
- v. **Funeral Homes & Funeral Services**

- w. Pet Grooming / Pet Day Care
- x. Veterinary Services / Hospitals
- y. Publishing / Printing Establishment (move to permitted uses? Commission decides)
- z. Analytical Laboratories / Research and Development Facilities – If the following standards are met:

**NOTE: ALL OF THE FOLLOWING WAS PART OF THE ORIGINAL REGULATIONS – IF THE COMMISSION WANTS TO CHANGE ANY – PLEASE LET STAFF KNOW.**

1. In the establishment, operation, and design of medical and biological research laboratories and facilities, the standards, and procedures, as amended, of the National Institutes of Health, and Centers for Disease Control will apply.
2. No facility may contain or conduct research involving biological safety level-3 (or the equivalent term risk group-3) classification or higher. (See #1 above)
3. All noise levels shall adhere to the Town of Killingly Noise Ordinance in its Code of Ordinances and all Connecticut Department of Environmental Protection regulations promulgated in accordance with Chapter 442 of the Connecticut General Statutes shall apply.
4. No activities involving bulk storage or manufacture of materials or products that could decompose by detonation shall be permitted. Utilization of the materials included in this section shall be limited to the minimum quantities necessary for specific research. Material type, quantity, storage, handling procedures, and location in the facility shall also be registered with the respective fire district, ambulance corps, the Killingly Planning Department, and the Fire Marshal.
5. No activities shall be permitted that emit dangerous radioactivity beyond enclosed areas as specified by the regulations of the United States Nuclear Regulatory Commission.
6. Any electrical radiation shall not adversely affect at any point any operations or any equipment, including not only professional research equipment but also equipment reserved for personal uses such as reception of public radio transmissions, use of cellular phones, etc., except equipment belonging to the creator of the electrical radiation.
7. Operations shall not cause inherent and/or recurring generated vibration perceptible without instruments at any point along the property line. Temporary construction is excluded from this restriction.
8. No operation shall cause or allow emission of any odorous air contaminant, smoke, particulate matter, or any emission into the air which is a nuisance, hazard or exceeds applicable federal or state regulations.
9. The operation of the facility must comply with all applicable industry standards, and local, state, and federal ordinances, rules, statutes, and regulations applicable to the



treatment, storage, transportation, and disposal of any hazardous materials, hazardous wastes, solid wastes, or fire hazards.

**aa. Data Centers / Internet Server Farm / Computing Infrastructure Provider (change to permitted use? Commission members to decide) (change to name Public Service Corporation?)**

**bb. Automotive Vehicle Dealers (Sales / Service / Repair / Rental)**

**cc. Trucks & Recreational Vehicle Dealers (Sales / Service / Repair / Rental)**

**dd. Auctions / Sales**

**hh. Battery Storage / Battery Energy Storage Systems (BESS)**

**ee. Freight Material ~~/Trucking Business/~~ Trucking Terminal**



**TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION**

**MONDAY – JUNE 19, 2023**

**Workshop Meeting - In Person**

**6:00 PM**

**TOWN MEETING ROOM – 2<sup>ND</sup> FLOOR**

**Killingly Town Hall**

**172 Main Street**

**Killingly, CT**

**MINUTES**

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2023 JUN 27 AM 9:06  
Elizabeth M. Wilson

I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 6:04 p.m.

**ROLL CALL** - Michael Hewko, Virge Lorents, John Sarantopoulos, Keith Thurlow.  
Brian Card and Matthew Wendorf were absent with notice.

**Staff Present** – Jonathan Blake, Planner I/ZEO.

**Also Present** – Attorney Evan J. Seeman, Robinson+Cole; Keith Kumnick, Commercial Real Estate Broker with  
Colliers International; J.S. Perreault, Recording Clerk.

Michael Hewko was seated as a Voting Member for this Meeting.

II. **WORKSHOP DISCUSSION** Review / Discussion / Action

1) Article III, Section 310 Definitions – (review/discussion/action)

(\*) Final Review Before Scheduling Hearing for Definitions ONLY

Packets were provided at the meeting. All information had also been posted on the website.

Jonathan Blake explained that the definitions affect not only the Business Park, but the Regulations across the board. Language was updated and some definitions were added that were missing (mentioned, but not defined), redundancies were combined.

Mr. Card had provided his comments to Staff earlier and they were incorporated.

Staff recommends that discussion regarding uses for the Business Park be tabled until next month.

Keith Thurlow explained, for the record, that he had met with Mr. Blake earlier in the day regarding what needs to be voted on tonight. Mr. Blake explained that an application number had been assigned to the Definitions move forward with scheduling a public hearing.

The Commission and Mr. Blake reviewed the Draft for Section 300 - Definitions (dated June 19, 2023). Mr. Blake explained the updates/additions:

- Adult Day Care Facility – updated.
- Distribution Center – updated.
- Game Farm/Shooting Range/Hunting Preserve – the two, non-conforming uses (Mark-Over and Snake Meadow) are better defined, but not currently an actual use. The definition matches up with permitting from the State.
- General Office Space – updated to include Business Support Services.
- Manufacturing – new, replaces Light Manufacturing.
- Pet Grooming/Pet Daycare – updated.
- Publishing/Printing establishment – updated.
- Transportation Hub – updated.
- Traveler Accommodations – updated.
- Trucking Terminal – updated. Trucking Business was eliminated.
- Wineries – updated.

Mr. Blake explained that these would be incorporated into the existing Definitions. He will provide a combined copy showing existing/new/replacement in an easier to understand format.

There was discussion. Mr. Blake asked if there is anything that the Commission feels should be included, but isn't. The Commission Members will give it thought and will submit their thoughts to Staff.

There was discussion regarding Café vs. Small Restaurant vs. Restaurant. Mr. Blake will research.

Motion was made by Virge Lorents to open the floor to discussion with the public regarding Article III, Section 310 Definitions.  
Second by John Sarantopoulos. No discussion.  
Motion carried unanimously by voice vote (4-0-0).

Attorney Evan J. Seeman, Robinson+Cole, stated that he had met with Staff a week ago. He noted that his suggested language for Data Centers had not been incorporated into the Draft. He had suggested changing from (1)..., "and" (2)... to (1)..., "or" (2)...  
Mr. Blake explained that he missed it.

Mr. Blake explained that the Commission can act to move forward and that Staff can still make the updates from this discussion.

Motion was made by Virge Lorents to move forward to schedule the public hearing regarding Article III, Section 310 Definitions.  
Second by Michael Hewko. No discussion.  
Motion carried unanimously by voice vote (4-0-0).

2) Business Park Zoning Regulations – (review/discussion/action)  
(\* ) Review of Edits

Mr. Blake explained that he did not have updated documentation prepared. This item was tabled.

III. MOTION TO ADJOURN

Motion was made by Virge Lorents to adjourn at 6:38 p.m.  
Second by Michael Hewko. No discussion.  
Motion carried unanimously by voice vote (4-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Clerk





TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

**MONDAY – June 19, 2023**

**Regular Meeting – HYBRID MEETING**

**7:00 PM**

**TOWN MEETING ROOM – 2<sup>ND</sup> FLOOR**

**Killingly Town Hall**

**172 Main Street**

**Killingly, CT**

THE PUBLIC IS ALLOWED TO ATTEND THE MEETING IN PERSON  
OR THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW

**MINUTES**

THE PUBLIC CAN 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.

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2023 JUN 21 AM 8:40  
Elizabeth M. Quillen

I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:02 p.m.

**ROLL CALL** – Michael Hewko, Virge Lorents John Sarantopoulos, Keith Thurlow.  
Brian Card and Matthew Wendorf were absent with notice.

**Staff Present** – Jonathan Blake, Planner I/ZEO; Jill St. Clair, Director of Economic Development (arrived at 7:43 p.m.)

**Also Present** – Norm Thibeault, Killingly Engineering Associates; Mary C. Calorio, Town Manager (seated in the audience); Ulla Tiik-Barclay, Town Council Liaison; Kathie A. Hess; J.S. Perreault, Recording Clerk.  
There were two additional people present in the audience.

**Present via Online** – None.

II. **SEATING OF ALTERNATES** – Michael Hewko was seated as a voting Member for this meeting.

III. **AGENDA ADDENDUM** – None.

IV. **CITIZENS' COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING** (Individual presentations not to exceed 3 minutes; limited to an aggregate of 21 minutes unless otherwise indicated by a majority vote of the Commission)

**NOTE:** Public comments can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov) or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239. All public comment must be received prior to 2:00 PM, the day of the meeting. Public comment received will be posted on the Town's website [www.killinglyct.gov](http://www.killinglyct.gov).

**NOTE:** To participate in the CITIZENS' COMMENTS– the public may join the meeting via telephone while viewing the meeting on Facebook live.

To join by phone please dial 1-415-655-0001; and use the access code 2634 759 3957 when prompted.

There were no comments from the public, either in person or online.

V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS – None.

VI. PUBLIC HEARINGS – (review / discussion / action)

NOTE: PUBLIC HEARING comments can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov) or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239. All public comment must be received prior to 2:00 PM, the day of the meeting. Public Hearing comments received will be posted on the Town's website [www.killinglyct.gov](http://www.killinglyct.gov).

NOTE: To participate in THE PUBLIC HEARINGS – the public may join the meeting via telephone while viewing the meeting on Facebook live.

To join by phone please dial 1-415-655-0001; and use the access code 2634 759 3957 when prompted.

PUBLIC HEARINGS CONT:

1) Special Permit Appl #23-1308 – The Craft Group (Big-Y Foods, Inc./Landowner); 70 Wauregan Road; GIS MAP 217; Lot 57; ~8.3 acres; General Commercial; request to open a cannabis establishment (retail and manufacturing); Section 567, Cannabis Establishment; Section 700, et al, Special Permit; and Section 470 Site Plan Review. Cont. from 05/15/2023  
NOTE: Applicant is requesting a continuance to July 17, 2023, to provide the information requested by the commission.

Continued to July 17, 2023.

2) Zone Text Change Appl #23-1309 – Michael Shabenas & Jessica O'Brien; allow for Wedding/Event venues in the RD & LD Zones by Spec Perm. (NOTE: Edits, if any, may be suggested, & made, to the proposed text up to the close of the hearing; there will be no further advertisement of those edits until the decision of the PZC is published.)

Michael Hewko recused himself and took a seat in the audience.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and reviewed the proposed language including edits based on discussion at a previous workshop meeting and also by Mr. Thibeault since the workshop. The language is proposed for the Low-Density Zone and the Medium-Density Zone.

There was discussion with the Commission regarding the following:

- Item d - Attendance: Add the following, "Each facility shall be approved by the Fire Marshal and subject to inspection."
- Item j - Traffic Safety: Add the following, "For Town roads, a driveway permit from the Town of Killingly is required."
- Item k – On-site Parking: There was discussion regarding whether a grassy site would be appropriate. Mr. Thibeault explained about how putting down stone dust (maintained once per year - regraded in the springtime) has worked at another site where the grassy surface had difficulties. He explained that it is in the best interest of owner to make the modification if problems arise with the grassy surface, to make it more amenable to their patrons.  
No change to this item.
- Mr. Blake suggested a provision regarding adaptive re-use of existing structures being the preferred type of structure over new construction. There was discussion. No language was suggested to add this.

There were no comments from the public either in person or online.

Motion was made by John Sarantopoulos to close the public hearing for Zone Text Change Appl #23-1309 – Michael Shabenas & Jessica O'Brien; allow for Wedding/Event venues in the RD & LD Zones by Spec Perm. (NOTE: Edits, if any, may be suggested, & made, to the proposed text up to the close of the hearing; there will be no further advertisement of those edits until the decision of the PZC is published.)

Second by Virge Lorents. No discussion.

Motion carried by voice vote (3-0-0). Michael Hewko had recused himself.

**VII. UNFINISHED BUSINESS – (review / discussion / action)**

1) Special Permit Appl #23-1308 – The Craft Group (Big-Y Foods, Inc./Landowner); 70 Wauregan Road; GIS MAP 217; Lot 57; ~8.3 acres; General Commercial; request to open a cannabis establishment (retail and manufacturing); Section 567, Cannabis Establishment; Section 700, et al, Special Permit; and Section 470 Site Plan Review. Cont. from 05/15/2023  
NOTE: Applicant is requesting a continuance to July 17, 2023, to provide the information requested by the commission.

Continued to July 17, 2023.

2) Zone Text Change Appl #23-1309 – Michael Shabenas & Jessica O'Brien; allow for Wedding/Event venues in the RD & LD Zones by Spec Perm. (NOTE: Edits, if any, may be suggested, & made, to the proposed text up to the close of the hearing; there will be no further advertisement of those edits until the decision of the PZC is published.)

Motion was made by Virge Lorents to approve Zone Text Change Appl #23-1309 – Michael Shabenas & Jessica O'Brien; allow for Wedding/Event venues in the RD & LD Zones by Special Permit, per the updated proposed language for Section 310 – Definitions and Sections 410.1.2r and 410.2.2q, read into the record by Norm Thibeault, Killingly Engineering Associates, and including the following amendments made during the public hearing:

- Item d - Attendance: Add the following, "Each facility shall be approved by the Fire Marshal and subject to inspection."
- Item j - Traffic Safety: Add the following, "For Town roads, a driveway permit from the Town of Killingly is required."

(Effective date July 17, 2023, at 12:01 a.m.)

Second by John Sarantopoulos. No discussion.

Motion carried by voice vote (3-0-0). Michael Hewko had recused himself.

**VIII. NEW BUSINESS – (review/discussion/action)**

1) Zone TEXT & MAP Change Appl #23-1310 – Town of Killingly, RE: National Flood Insurance Program; a) Federal Emergency Management Agency (FEMA) Flood Maps; b) T.O.K. Zoning Regulations, Section 440, Flood Hazard Districts; c) T.O.K. Subdivision Regulations, Article IV, Section 20 Floodplains. Receive, and schedule a hearing for July 17, 2023.  
(NOTE: As these revisions are required under the NFIP, notice was already sent to NECCOG.)

Jonathan Blake explained updated Flood Maps and language had been received from the State and that Ann-Marie Aubrey had worked directly with the FEMA Agent. Current Maps are from 1985.

Motion was made Virge Lorents to receive and schedule a public hearing for Zone TEXT & MAP Change Appl #23-1310 – Town of Killingly, RE: National Flood Insurance Program; a) Federal Emergency Management Agency (FEMA) Flood Maps; b) T.O.K. Zoning Regulations, Section 440, Flood Hazard Districts; c) T.O.K. Subdivision Regulations, Article IV, Section 20 Floodplains, for the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, July 17, 2023, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos.

Discussion: Mr. Sarantopoulos asked if a comparison would be provided to Commission Members. Mr. Blake explained that the Commission has the language and that he could bring the current Maps to the meeting and he could go over the areas that have changed (Valley Road, the area of the Sewage Treatment Plant, Pineville Road). More data was provided which is useful for applications.

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

2) Zone TEXT & MAP Change Appl #23-1311 – Borough of Danielson, RE: National Flood Insurance Program, a) Federal Emergency Management Agency (FEMA) Flood Maps; b) Borough of Danielson Zoning Regulations, Section 1, Flood Damage Prevention Regulations; and Section 460, Flood Hazard District Receive, and schedule a hearing for July 17, 2023. (NOTE: As these revisions are required under the NFIP, notice was already sent to NECCOG.)

Motion was made Virge Lorents to receive and schedule a public hearing for Zone TEXT & MAP Change Appl #23-1311 – Borough of Danielson, RE: National Flood Insurance Program, a) Federal Emergency Management Agency (FEMA) Flood Maps; b) Borough of Danielson Zoning Regulations, Section 1, Flood Damage Prevention Regulations; and Section 460, Flood Hazard District, for the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, July 17, 2023, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. No discussion.

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



3) **Subdivision Appl. #23-1312** – Nathan Van Der Swaag; 134 Putnam Road, GIS MAP 15, LOT 3, ~16. Acres, Rural Development Zone, to subdivide the property into two lots for family purposes (lot already received its free split).  
Receive and schedule for public hearing or action for July 17, 2023.

Mr. Blake explained that this is a family subdivision, therefore, the Commission needs to decide whether or not to hold a public hearing, as it is not required.

Motion was made John Sarantopoulos to receive and schedule, without a public hearing, **Subdivision Appl. #23-1312** – Nathan Van Der Swaag; 134 Putnam Road, GIS MAP 15, LOT 3, ~16. Acres, Rural Development Zone, to subdivide the property into two lots for family purposes (lot already received its free split), for the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, July 17, 2023, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by Virge Lorents. No discussion.

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

4) **8-24 Review Appl. #23-1313** – Town of Killingly; proposed access easement over a portion of real estate located in Owen Bell Park; 580 Hartford Pike; GIS MAP 114, LOT 43, Village Commercial / Low Density Zones. (review / discussion / action)

Mary C. Calorio, Town Manager, explained that the developer would like to put a rear access road that connects through the accessway and parking lot area of Owen Bell Park (Map included in packets to Commission Members). It has been reviewed at Staff Level. The #1, highest priority is public safety and the safety of the participants at the Park. She explained about how safety would be increased for pedestrians as well.

The Board of Recreation has reviewed the proposal in full detail and has approved it unanimously with the condition that sidewalks be added to the easement area and additional crosswalks. The developer has agreed to the conditions.

Approval of the 8-24 would allow it to move forward. It would go before the Town Council for consideration and they would set a public hearing and, ultimately, it would go to a Special Town Meeting.

Ms. Calorio feels that it balances the goals and initiatives of the POCD by balancing development as well as safety and keeping our parks and open space accessible.

There was discussion.

Jill St. Clair, Director of Economic Development, arrived at 7:43 p.m.

Motion was made by John Sarantopoulos to support **8-24 Review Appl. #23-1313** – Town of Killingly; proposed access easement over a portion of real estate located in Owen Bell Park; 580 Hartford Pike; GIS MAP 114, LOT 43, Village Commercial / Low Density Zones.

Second by Virge Lorents. No discussion.

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

5) **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpionato (Nikolas Gounaris, et al and George Reichardt, et al) 536 – 542 – 552 Hartford Pike (536 = GIS MAP 114, Lot 39, 0.95 acres, VC), (542 = GIS MAP 114, Lot 40, 0.34 acres, VC), and (552 = GIS MAP 114, Lot 41, 0.64 acres, VC); for construction of a 12,580 +/- square foot commercial building with drive-thru and associated site improvements. Receive, and schedule for a hearing on July 17, 2023.

Motion was made by Virge Lorents to receive and schedule a public hearing for **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpionato (Nikolas Gounaris, et al and George Reichardt, et al) 536 – 542 – 552 Hartford Pike (536 = GIS MAP 114, Lot 39, 0.95 acres, VC), (542 = GIS MAP 114, Lot 40, 0.34 acres, VC), and (552 = GIS MAP 114, Lot 41, 0.64 acres, VC); for construction of a 12,580 +/- square foot commercial building with drive-thru and associated site improvements, for the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, July 17, 2023, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by Michael Hewko. No discussion.

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

6) Zone TEXT Change Appl #23-1315 – Town of Killingly, Zone TEXT Change to add more definitions of uses etc. to the Town of Killingly Zoning Regulations, Article III Definitions, Section 310. Receive and schedule for a hearing on July 17, 2023.

Motion was made by John Sarantopoulos to receive and schedule a public hearing for Zone TEXT Change Appl #23-1315 – Town of Killingly, Zone TEXT Change to add more definitions of uses etc. to the Town of Killingly Zoning Regulations, Article III Definitions, Section 310, for the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, July 17, 2023, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by Virge Lorents. No discussion.

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

7) Renewal – Spec Perm Appl #23-1316 – Snake Meadow Club, Inc; 567 Hubbard Road; GIS MAP 255: Lot 10; RD; request FIRST renewal of special permit for excavation of ~373,000 CY of sand and gravel from 19 acres of land. (review / discussion / action)

Mr. Blake explained about the application number (for filing purposes).

Mr. Blake explained that everything is looking good and moving forward. Two competing gravel companies are extracting from the site. Phase 1 - fully restored, Phase 2 – grass is taking hold, Phase 3 is not activated, they are on Phase 4 where they found better material, they are just under three acres open. Mr. Blake and David Capacchione, Town Engineer, met with the President of Snake Meadow Club earlier in the day. They gave him direction regarding restoration in one area. The \$15,000 cash bond to stay in place, recommended for the extension. There are eight total phases, each being two acres or less. They are following all of the conditions of the original approval.

Motion was made by Virge Lorents to renew Spec Perm Appl #23-1316 – Snake Meadow Club, Inc; 567 Hubbard Road; GIS MAP 255: Lot 10; RD; request FIRST renewal of special permit for excavation of ~373,000 CY of sand and gravel from 19 acres of land.

Second by Michael Hewko.

Discussion: Mr. Thurlow suggested that the original approved site plan be provided next time.

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

**IX. ADOPTION OF MINUTES – (review/discussion/action)**

1) Workshop Meeting Minutes – MAY 15, 2023

Motion was made by Virge Lorents to approve the Workshop Meeting Minutes – MAY 15, 2023

Second by Michael Hewko. No discussion.

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

2) Regular Meeting Minutes – MAY 15, 2023

Motion was made by Virge Lorents to adopt the Regular Meeting Minutes –MAY 15, 2023

Second by Michael Hewko. No discussion.

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

**X. OTHER / MISCELLANEOUS – (review / discussion / action)**

1) WORKSHOP – IF NEEDED - Business Park – draft regulations – draft definitions - correspondence

There was discussion. It was decided, to provide the update to the Commission during the Regular meeting in July and to, potentially, have discussion, then schedule for August.

**XI. CORRESPONDENCE**

1) Correspondence from Kathie A. Hess re: 2 Weeks Lane, Killingly

Kathie a Hess was present in the audience. Mr. Blake explained that the ALZOD Regulations don't say that subdivision is not possible. He explained that they are looking to do a subdivision application for 2 Weeks Lane (Map dated June 12, 2023 included in packets). Staff has review it. They would like to take a portion from Lot 30 and from Lot 30.1 (owned by the same property owner) and combine those portions to create one lot which currently contains a cottage and a

garage. They could sell the cottage with the land. There was discussion. Staff to review and consult with the Town Attorney to get an opinion.

- 2) Article – "From the Bench" – *The Science of Substantial Evidence Continues w/ McLoughlin* by Christopher Smith, Esq.
- 3) Zoning Practice

**XII. DEPARTMENTAL REPORTS – (review/discussion/action)**

**A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)**

Jonathan Blake stated that he does not have a written Report.  
ZBA did not meet as they did not have a quorum.

**B. Inland Wetlands and Watercourses Agent's Report**

Jonathan Blake stated that the IWWC met and have a few agent approvals for new houses and a couple residential projects being moved forward for site walks.

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

Jill St. Clair reported on the activities of the EDC and status of grants.

**XIV. TOWN COUNCIL LIAISON REPORT**

Ulla Tiik-Barclay reported on the June discussions and actions of the Town Council.

**XV. ADJOURNMENT**

Motion was made by Virge Lorents to adjourn at 8:15 p.m.

Second by Michael Hewko. No discussion.

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

Respectfully submitted,

J.S. Perreault  
Recording Secretary



**GDIT**

PZC CORRESPONDENCE  
JULY 17, 2023.

June 16, 2023

VIA ELECTRONIC AND FEDERAL EXPRESS

Melanie A. Bachman, Executive Director  
Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

New Cingular Wireless PCS, LLC ("AT&T")  
Notice of Exempt Modification  
Emergency Back-up Generator  
79 Putman Pike, Dayville, CT 06241  
Lat.: 41.84689190; Long.: -071.87930000

**RECEIVED**

JUN 21 2023

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

Dear Ms. Bachman:

This letter and enclosures are respectfully submitted on behalf of New Cingular Wireless PCS, LLC ("AT&T"). AT&T currently maintains its wireless telecommunications facility on the existing tower located at 79 Putman Pike in the Town of Killingly, Connecticut. The underlying property and tower are owned by the Town of Killingly. AT&T submits this letter and enclosures to the Connecticut Siting Council ("Council") to notify the Council of AT&T's intent to perform modifications to the existing facility that do not have substantial adverse environmental effects and thus do not require a certificate pursuant to Section 16-50k of the Connecticut General Statutes.

AT&T intends to install one (1) new Generac 30kW Diesel Generator within the existing grade-level fenced equipment compound as demonstrated on the plans enclosed as Attachment 1.

AT&T's existing facility supports its FirstNet program which provides first responders with priority access to AT&T's network to ensure adequate communication capabilities in the event of emergency. AT&T's proposed generator will ensure that critical communication capability for first responders and the public are not lost in the event of a loss of power.

AT&T's proposed generator will also advance the State's goal of natural disaster and emergency preparedness. As discussed in the Council's Docket 432 Findings and Report and Docket 440 proceedings and Findings of Fact (Nos. 76- 77), in response to two significant storm events in 2011, the State formed a Two Storm Panel (the "Panel") that evaluated Connecticut's approach to planning and mitigation of impacts associated with emergencies and natural disasters. The Panel found that "wireless telecommunications service providers were not prepared to serve residential and business customers during a power outage" because certain companies had limited backup generator capacity.

# GDIT

The Panel also noted that “[t]he failure of a large portion of Connecticut’s telecommunications system during the two storms is a life safety issue.” The Panel recommended that State regulatory bodies review “telecommunications services currently in place to verify that the vendors have sufficient generator and backhaul capacity to meet the emergency needs of consumers and businesses” and that the “Connecticut Siting Council should require continuity of service plans for any cellular tower to be erected.” The planned modifications will ensure continuity of services by reinforcing AT&T’s backup power and backhaul capacity to meet the emergency needs of first responders, consumers, and businesses in the event of a power outage.

The planned modifications to the facility fall squarely within the activities explicitly provided for in R.C.S.A. § 16-50j-72(b)(2) as the planned modifications:

- Will not result in an increase in the height of the existing structure;
- Will not require the extension of the site boundary;
- Will not increase noise levels at the facility by more than six decibels or more, or to levels that exceed state or local criteria since emergency backup generators are exempt from noise regulations as “noise created as a result of, or relating to, an emergency”;
- Will not increase radio frequency emission at the facility to a level at or above the Federal Communications Commission safety standards;
- Will not cause a change or alteration in the physical or environmental characteristics of the site; and
- Will not impair the structural integrity of the facility.

This modification complies with the aforementioned approval. AT&T’s proposed modification will maintain compliance with any relevant conditions these original approvals and any other subsequent approvals. The proposed modifications will have no impact on the existing tower structure itself or the radiofrequency emissions as the proposed modifications only consist of the addition of one new generator within the grade-level equipment compound. Thus, AT&T respectfully requests a waiver from submission of information relating to the existing tower structure or the radio-frequency emissions.

Please accept this letter as notification pursuant to R.C.S.A. § 16-50j-73 for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-50j-73. In accordance with R.C.S.A.

§ 16-50j-73, a copy of this letter and enclosure are being sent to Mary Calorio, Killingly Town Manager and Property/Tower Owner, Ann-Marie L. Aubrey, Director of Planning & Development. Certification of Service is enclosed as Attachment 3.



For the foregoing reasons, AT&T respectfully submits that the proposed modification to the above referenced wireless telecommunications facility constitutes an exempt modification under R.C.S.A. § 16-50j-72(b)(2).

Very truly yours

*Catherine Conklin*

Catherine Conklin, Site Acquisition Specialist  
General Dynamics Wireless Services  
2586 Industry Lane, Suite 100  
Norristown, PA 19403  
(202) 568-0437  
[catherine.conklin@gdit.com](mailto:catherine.conklin@gdit.com)

**GENERAL DYNAMICS**  
Information Technology

CC:

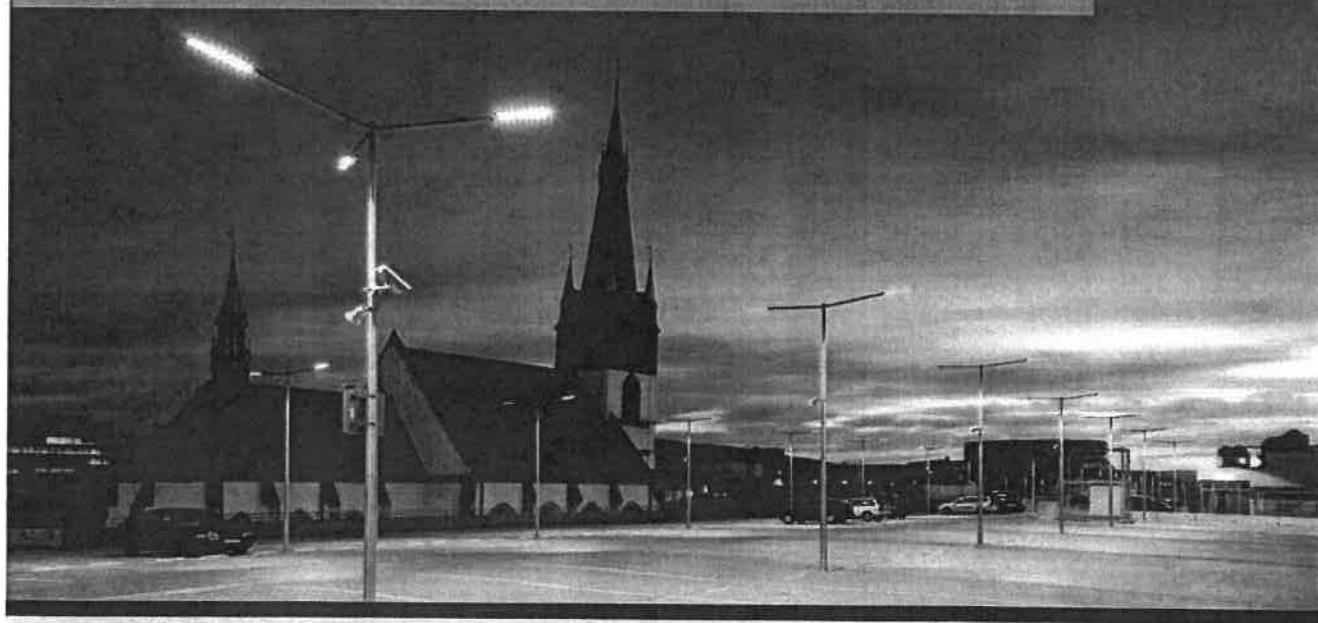
Mary Calorio, Killingly Town Manager/Property and Tower Owner  
Killingly Town Hall  
172 Main Street  
Killingly, CT 06239  
(860) 779-5300

Ann-Marie L. Aubrey, Director of Planning & Development  
Killingly Town Hall  
172 Main Street  
Killingly, CT 06239  
(860) 779-5313

# ZONING PRACTICE

Unique Insights | Innovative Approaches | Practical Solutions

## Using Faith-Based Land for Affordable Housing



**In this Issue:** The Housing Crisis and Land Supply | The Momentum Behind Faith-Based Land for Housing | Challenges and Barriers to Development | Addressing the Challenges | Project Examples | Conclusion



# Using Faith-Based Land for Affordable Housing

By Donald L. Elliott, FAICP, and Maggie Squyer

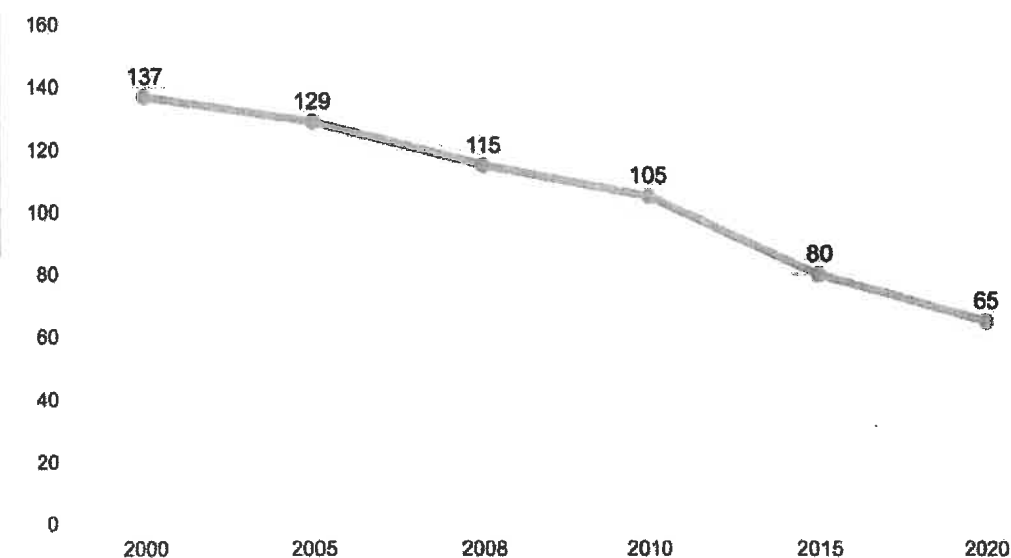
While communities across the country are struggling to provide affordable housing options for their most vulnerable citizens, a new set of sometimes-overlooked development partners is rising to the challenge: religious institutions. Many of these institutions own vacant buildings and underutilized land in established neighborhoods.

In the case of vacant religious worship buildings, the previously worshiping congregation is often relocated, merged, or disbanded, and the continued viability of the congregation on that site is no longer a consideration. Repurposing religious structures may require resolution of property title issues or covenants limiting the permitted uses of the structure, but those site-specific challenges generally cannot be resolved through zoning. Otherwise, the conversion of churches, synagogues, temples, or mosques to housing uses are essentially real estate development projects whose success is primarily determined by the availability of adequate financing and the difficulty of meeting applicable building and fire codes.

In contrast, projects to repurpose unneeded land surrounding a religious worship structure often involves a still-active (though possibly struggling) congregation interested in both addressing the affordability challenge and preserving or improving the future of that worshiping community. Since the "excess" land that may be made available for housing is often currently used as a parking lot, they also frequently involve questions of zoning regulations requiring minimum amounts of parking.

This issue of *Zoning Practice* explores the growing trend of developing transitional and permanent affordable housing on underused faith-based land. It examines the relationship between land supply and the housing crisis, the reasons why religious institutions are increasingly interested in development partnerships, and the zoning standards that can limit development opportunities. And it highlights several successful efforts to bring new affordable housing to faith-based lands.

Declining median worship attendance among U.S. congregations (Credit: Hartford Institute for Religion Research: Faith Communities Today 2020)



### The Housing Crisis and Land Supply

Rather than once again quoting the ever-changing and usually worsening data on housing prices and household income, let's just say that what was originally a coastal state challenge to provide affordable housing has now reached all corners of the country. Throughout the United States, rapid increases in sale and rental prices have exacerbated the national housing crisis and have made many forms of housing unaffordable to all but the most fortunate among us. The 2022 State of the Nation's Housing report published by the Joint Center for Housing Studies of Harvard University noted that the monthly cost of a median priced home rose by 34 percent from April 2021 to April 2022. Apartment rents also rose more than 10 percent year-over-year. The crisis, of course, is not one problem but a set of interrelated challenges, all exacerbated by the exceptional levels of income and wealth disparity in our nation. While some responses have focused on opening up increased opportunities for homeownership and others have focused on stopping or mitigating the impacts of gentrification and displacement, almost all analyses have identified the difficulty of obtaining well-located, serviced land at reasonable prices as a key cause of the crisis. So the identification and engagement of an often overlooked source of land supply is a particularly important contribution to improving affordability.

### The Momentum Behind Faith-Based Land for Housing

The increasing involvement of religious communities in the production of transitional and affordable housing should come as no surprise. It reflects the convergence of four key factors:

- The desire of many faith-based organizations to help those less fortunate
- The need of many faith-based organizations to increase revenue in order to stay financially viable in the face of declining membership
- The very large amount of land owned by faith-based organizations, some of which is no longer needed to support the programs of the worshiping congregation
- The location of much of this unused land in residential neighborhoods.

A 2020 study by the University of California-Berkeley's Turner Center for Housing Innovation found that faith-based organizations owned about 38,800 acres of developable land in California alone (Garcia and Sun). A second study estimated that the United Methodist Church alone owns real estate worth \$50 billion across the U.S. (Reinhard 2021). A similar study found that faith-based institutions in Fulton County, Georgia, controlled over 6,000 acres of developable land (ECP 2022).

Because the price of land often represents up to one-third of the total cost of residential development projects, any

*A rendering of a planned affordable housing redevelopment of the parking lot of Calvary Lutheran Church, near George Floyd Square, in Minneapolis (Credit: UrbanWorks Architecture via City of Minneapolis)*



opportunity to reduce land costs can have a very strong impact on the potential affordability of the resulting housing. The value of this land can often offset the fact that the faith-based organization has little or no capital to contribute to the housing development. And the same declines in membership that spur the need for additional revenue may also result in declining need for large parking lots or a decision that land acquired for future expansion of the worship structure is no longer needed. The fact that faith-based organizations may not be motivated to obtain the highest possible price for the sale or lease of its land makes them natural potential participants in affordable housing projects, and a variety of ownership and financing structures have been used to make this potential a reality.

### **Challenges and Barriers to Development**

Despite the seemingly natural advantages of affordable housing developments involving faith-based organizations, much of the potential for developing housing on their unneeded land has not been tapped. In some cases, that is because the religious congregation cannot reach internal agreement that some of their land is unneeded or that housing is the preferred reuse of the property. Those internal disagreements cannot be resolved through zoning and are beyond the scope of this article.

Discussions with representatives of religious denominations reveal that the biggest barrier to increased housing development on these lands is often the faith-based institution's limited knowledge of the real estate development process, the variety of approvals that may be needed for project approval, and sources of partnerships and capital needed to make the project viable. In response, faith-based institutions have created staff positions or offices dedicated to working with their local congregations to identify how much of their land is no longer needed to support programs, educate them about zoning and development approval procedures, and help them build relationships with local governments, land-use and real estate lawyers, and possible sources of development financing. For

example, the South District of the California-Pacific Annual Conference of the United Methodist Church has established an Assistant Director position specifically tasked to work with its 74 member congregations to put under-used landholdings to better use. Cities and counties can help fill this gap as well. On the other side of the country, Montgomery County, Maryland, established a Religious Land Use Working Group to help bridge these gaps.

Even if knowledge gaps can be addressed and strong development partnerships can be found, many faith-based leaders emphasize that zoning and other land-use regulations can raise serious barriers to reuse of their vacant lands for housing. These barriers include, but are not limited to, permitted use restrictions, maximum height or density limits, minimum parking requirements, historic preservation regulations, and traffic or other site capacity studies.

**Even if knowledge gaps can be addressed and strong development partnerships can be found, many faith-based leaders emphasize that zoning and other land-use regulations can raise serious barriers to reuse of their vacant lands for housing.**

### **Permitted Use Restrictions**

In some zoning ordinances, religious institutions are listed as a permitted use in some or all of a community's residential zoning districts—which would in theory allow the entire property to be redeveloped for housing without requiring a rezoning or conditional use approval. Other zoning ordinances would require conditional use approval (often following a public hearing) to use residentially zoned property for a church, synagogue, or mosque, but may not require conditional approval to change all or part of that conditionally approved site back into a permitted use in the zoning district—such as housing uses in a residential zoning district.



*First United Methodist Church in Waynesville, North Carolina (Credit: Getty Images)*

On the other hand, some ordinances include separate zoning districts for institutional uses and require that properties be rezoned into those districts in order to operate. Once they have been rezoned for a religious institution, the land may need to be rezoned back into a residential zoning district to construct new housing; and a rezoning requires time, expense, and often the likelihood of community opposition.

While the federal Religious Land Use and Institutionalized Persons Act (RLUIPA) opens the door for a faith-based institution to claim that providing housing is an essential part of its ministry and therefore entitled to additional protection from interference by local land-use regulations, such claims are often not successful when applied to housing. For example, the court's decision in *Westgate Tabernacle v. Palm Beach County*, 14 So. 3d 1027, 1032-33 (Fla. Dist. Ct. App. 2009) denied relief to a church that failed to acquire a permit to operate a homeless shelter because the county's code requirements did not constitute a substantial burden on Westgate Tabernacle's religious beliefs. Because many communities categorize institutional uses separately from residential uses, and impose different regulatory conditions on new housing developments, and because the provision of housing for the general

public (regardless of income) has not traditionally been seen as a key function of religious institutions, many zoning administrators could decide that the protections of RLUIPA do not apply to repurposing institutional property for housing uses that (in many cases) will not be owned by, managed by, or connected to the faith-based activities of the religious institution.

While RLUIPA also prevents local governments from imposing stricter conditions on religious institutions than they do on other institutional gathering places in the same area or zoning district, many zoning ordinances allow few if any other institutions to locate in residential neighborhoods. Allowing faith-based institutions to locate (even with special permission) in locations where other institutions are not allowed, and then imposing conditions on the reuse of those institutional properties, generally does not disadvantage faith-based institutions compared to other institutional uses and may well not be a violation of RLUIPA.

#### **Maximum Height or Density Limits**

Even where the conversion of institutional land to housing uses is permitted by the zoning ordinance, the maximum height or development density limits in



residential neighborhoods may be another hurdle to be overcome. While many zoning ordinances allow religious institution buildings to be taller than those permitted in the surrounding residential areas, those exceptions are often limited to spires, steeples, bell towers, or other features typically found on such structures. The height of the worship structure itself may well be limited to the same height as the surrounding area, which in low-density neighborhoods is often 35 to 38 feet—enough to accommodate a three-story housing structure, but not more. Or the property, as a whole, may be limited to a density of development (often a number of dwelling units per acre) or floor area ratio (FAR) that is similar to the surrounding area, with the area of the existing worship structure subtracted from the development potential of the parcel as a whole. For a variety of reasons, those limits may make redevelopment financially impossible or impractical, particularly for infill projects where the amount of unneeded parking lot land is relatively small, which means that the footprint of any housing structure will need to be correspondingly small. While some zoning ordinances allow a variance to the maximum height or density limits otherwise applicable in the zoning district, others would require rezoning the property to accommodate taller or more intense redevelopment of the site. Both complicate, lengthen, and introduce uncertainty into the development approval process.

#### **Minimum Parking Requirements**

As is so often the case with zoning, minimum parking requirements may prove to be a significant barrier to redevelopment. Existing parking on the site may be adequate to meet zoning requirements for the congregation, but removal of some of that parking to construct housing may leave too little surface parking to serve the congregation, or the site may be too small to accommodate parking for both the continued operation of the remaining worship structure and the new housing. Regardless of the cause, inadequate parking often requires a public hearing to approve a variance, which also takes time, introduces uncertainty to the project, and opens the door for public opposition to the project based on inadequate parking.

In addition, some religious institutional uses may predate zoning, and any current failure to meet parking requirements may be a legal nonconformity that is allowed to continue. But many zoning ordinances provide that the legal nonconforming status of a property disappears if the property is redeveloped in the future.

**Cities and counties can also revise permitted height and density regulations to create exceptions for affordable housing developments and make those exceptions available for reuse of institutional properties.**

#### **Historic Preservation Regulations**

Some older congregations may be located in designated local, state, or federal historic districts, or may be individually designated historical landmarks. In many communities, that means any change to the structure or the site must be reviewed (often in a public hearing) by an appointed historic preservation commission. If the property is located in a historic preservation district, any new housing structure will generally be required to meet additional design standards intended to ensure that it does not compromise the integrity of the surrounding historic district. In some communities, this will add an additional step to the development approval process, again adding time, expense, unpredictability, and opportunities for public opposition to the process. At worst, it may raise inconsistencies between conditions imposed by the historic preservation commission and zoning requirements or conditions imposed by other development review officials.

#### **Traffic Studies or Other Site Capacity Studies**

Because redevelopment of vacant land for housing uses always involves not only a change in use but a more intense use of the property, many zoning ordinances

would require the applicant to complete a traffic study or site capacity study to confirm the impact of the new development on existing transportation, or on water or sewer or stormwater treatment facilities, or on sensitive environmental features, tree canopy, or on other environmental factors. Each of these adds time and cost. In addition, because many urban infill sites are located in areas that already fail to meet transportation performance measures or that have inadequate infrastructure, each of these studies may result in a significant list of street, sidewalk, infrastructure, or site improvements needed to mitigate the impacts of the new development, and that may result in a recommendation of project denial or may make the housing project financially infeasible.

### **Addressing the Challenges**

The good news is that each of these zoning barriers are the result of human-created standards and requirements that can be revised to acknowledge the unique opportunity to “free up” the large supply of vacant land owned by faith-based communities and to simplify the process of approval for faith-based housing projects.

Local jurisdictions can revise permitted use regulations to make housing a permitted use of land in both residential and institutional zoning districts, and to remove requirements for public hearings for those conversions. The Denver Zoning Code, for example, allows religious and public assembly uses (subject to limitations, but not to a public hearing requirement) in almost all of its residential zoning districts and eliminates the need for a rezoning or conditional use approval for redevelopment of institutional lands.

**In many U.S. communities, the nonprofit group Yes in God's Backyard (YIGBY) advocates for the creation of multi-dwelling housing on underused faith-based institutional properties.**

Cities and counties can also revise permitted height and density regulations to create exceptions for affordable housing developments and make those exceptions available for reuse of institutional properties. Bloomington, Indiana, for example, provides for one or two stories of additional building height in some zoning districts in return for different levels of affordability in the resulting housing, without the need for public hearings or discretionary approvals (\$20.04.110(c)).

Local jurisdictions can delete (or substantially reduce) minimum onsite parking requirements, either citywide or in targeted areas or for all affordable housing projects. For example, Buffalo, New York, eliminated all minimum parking requirements in 2017 (\$8.3.1.A).

Historic Preservation regulations can be revised for affordable housing projects in designated historic districts to require a lower level of review, or to clarify that current preservation standards will be applied to the design of proposed housing structures without regard to any additional height or intensity allowed for affordable projects by other provisions of the zoning ordinance.

Outside of historic districts, building design standards that tend to increase the costs of construction can also be drafted to exempt affordable housing projects from the more expensive design requirements. This is what Aurora, Colorado, did in its recently approved unified development ordinance (\$146-4.8.6).

Requirements for traffic studies or other site-capacity studies can be revised to exempt affordable housing projects, or to remove the applicability of those review factors likely to thwart the development of all infill housing projects on currently underused sites.

In much of the U.S., authority to make these types of zoning changes lies with local government, and corresponding or supporting action by state government is not needed. And some cities have taken the initiative to do so.

In some cases, the changes discussed above may need to be limited to apply only in those zone districts and those neighborhoods where increases in the supply of affordable housing will reduce the levels of income segregation, rather than those

neighborhoods where they may lead to an overconcentration of affordable housing. As an alternative, they could be tailored to remove the requirement that the resulting housing be affordable in those neighborhoods where additions of market rate housing would reduce income segregation and would be consistent with adopted city plans and neighborhood desires.

In many U.S. communities, the nonprofit group Yes in God's Backyard (YIGBY) advocates for the creation of multi-dwelling housing on underused faith-based institutional properties. In 2019, San Diego responded by adopting an ordinance allowing qualifying churches to use their parking lots to build affordable housing without regard to minimum parking requirements. The ordinance specifically applies to religious institutions located in Transit Priority Areas and grants faith organizations the ability to reduce parking below the minimum number of spaces required if parking lots are replaced by new residential development (§141.0602(a)(2)).

The following year, San Jose, California, unveiled its Citywide Residential Anti-Displacement Strategy, which explicitly called for the addition of a YIGBY land use in the public/quasi-public zone district to allow development of a residential use secondary to an assembly use. While the city has yet to amend its zoning ordinance to reflect the desired change, it is still pursuing the development of affordable housing projects on religious property, including the construction of 237 apartment units in the parking lot of Cathedral of Faith megachurch. Construction on the project is anticipated to begin this year.

As in so many other areas, however, city initiatives can lead to supporting state legislation. In 2020 the California State Assembly considered but ultimately did not adopt a "YIGBY Bill" that would have adopted similar provisions statewide. As this edition goes to press, however, the California Senate is considering a revised version of the 2020 bill that would allow faith-based institutions to build 100 percent affordable housing projects on their land "by right" (SB-4 2023–2024).

Other cities have adopted mandatory bonus provisions, reduced parking requirements, or alternative

design requirements intended to reduce development costs and promote additional affordable housing construction. One example is Seattle, which in 2021 adopted detailed legislation specifically for new housing projects located in parking lots of faith-based institutions (Ordinance 126384).

In 2022, Pasadena, California, adopted an ordinance to allow affordable housing units on religious facility sites in certain zone districts (Ordinance 7402). In that case, all new affordable housing projects on religious property will be subject to use-specific development standards.

Later the same year, Bellevue, Washington, identified 29 single-family zoned properties that are eligible to be upzoned if the property owner agrees to develop the site with 100 percent permanent affordable housing. To qualify, the site must be owned by a religious institution and be located on an arterial street within half a mile of a frequent transit stop and within 500 feet of a zone district where multifamily housing or commercial uses are permitted.

**The growing momentum behind use of excess faith-based land for affordable housing is not just reflected in local amendments to zoning regulations but also in construction projects.**

Finally, numerous faith-based housing initiatives have been formed to help establish partnerships, catalyze funding, and promote zoning reforms that can accelerate progress in this area. Enterprise Community Partners' Faith-Based Development Initiatives is now 15 years old and has spurred the creation of over 1,500 affordable dwelling units. More recently, the Interfaith Affordable Housing Collaborative (IAHC) was formed to promote the development of affordable housing on faith-owned property throughout New York State. Over the last five years, IAHC has made it their mission to provide

predevelopment funds and technical assistance to places of worship interested in developing affordable housing, while simultaneously advocating for public policies that support this objective.

**Project Examples**

The growing momentum behind use of excess faith-based land for affordable housing is not just reflected in local amendments to zoning regulations but also in construction projects. The following are three examples of how this important trend is resulting in much needed housing on previously overlooked lands.

**St. Paul the Apostle Senior Residence, Edison, New Jersey**

Increasing and preserving the nation's affordable housing stock is a strategic priority for Catholic Charities USA (CCUSA). The faith-based nonprofit organization has supported a number of affordable housing initiatives and has established over 35,000 units of affordable housing across the country. One recent project, St. Paul the Apostle Senior Residence, created 42 units of age-restricted housing in Edison, New Jersey.

Completed in 2021, the project was a joint development effort between two dioceses (the Archdiocese of Newark and the Diocese of Metuchen) and two catholic charity agencies (the Domus Corporation and the Metuchen Community services Corporation). The group was able to acquire a surface parking lot and vacant building from Our Lady of Peace parish and establish a redevelopment plan for the site.

The redevelopment plan review processes included several public hearings held by the Municipal Council of the Township of Edison, where community members voiced concern over increased traffic, on-street parking, and changes in property values as a result of the project. Despite neighborhood opposition, the Township approved the redevelopment plan, allowing the group to demolish the existing building and construct a 42,788-square-foot, three-story facility on the site.

In addition to residences, the completed facility includes an activity room, community room, and management offices. Funding for the nearly \$11 million project came from a variety of sources, including local, county, and state funds, Federal Home Loan Bank, TD Bank, Enterprise Housing Credit Investors, LLC, and Community Preservation Corporation.



■ St. Paul the Apostle Senior Residence (Credit: The Catholic Spirit)



**Wesley Village**  
(Credit: Juan Tallo)



### **Wesley Village, Orange County, California**

In Orange County, California, the Garden Grove United Methodist Church partnered with affordable housing developer Jamboree to create a family and senior housing campus called Wesley Village. The developers entered into a 60-year ground lease with the church to transform 2.2 acres of excess parking space and vacant land into housing and community service uses that can provide ongoing financial support for the church's charitable activities. The onsite community services are provided in partnership with Alzheimer's Orange County, the Lestonnac Free Clinic, and the Boys & Girls Clubs of Garden Grove.

Multiple entitlements were required to make this project a reality. In 2014, Jamboree Housing Corporation received planning commission approval to change the base zone district and land-use designation of the project site. A conditional use permit was also required to allow the church, church-operated preschool, and Head Start program to continue operating in the new zone district. A variance to reduce parking requirements was also granted to address constraints presented by the variety of uses provided on site.

Construction of the project was completed in 2017 and included the creation of a three-story apartment complex, which serves families and seniors earning up to 60 percent of the area median income (AMI). Of the 47 units provided on site, there are 20 one-bedroom, 11 two-bedroom, and 15 three-bedroom apartments. The project also included construction of a campus learning center that offers onsite educational opportunities for all age groups. Wesley Village is LEED for Homes Gold certified and is conveniently located near transit lines, public schools, a library, and parks. The total cost of the project was \$19.2 million and was funded by HOME/CHDO loans, Boston Financial Investment Management, California Community Reinvestment Corporation, U.S. Bank, and Federal Home Loan Bank.

### **Aria Denver**

In Denver, a 17.5-acre mixed-use development, was spurred by the sale of Marycrest, a 25-acre campus of the Sisters of St. Francis containing a convent and associated support buildings. After years of declining participation, the Sisters began to explore opportunities for redeveloping the property in a way that aligned with the group's mission and values. After



**Aria Denver (Credit:  
OZ Architecture)**

multiple meetings, community engagement events, and design iterations, the Sisters of St. Francis signed and purchase and sale agreement with Urban Ventures, a Denver-based development company.

At the time of the acquisition, the subject property was not zoned to allow the variety of uses proposed by the development team. In 2008, Urban Ventures was granted a zone change from the institutional campus district to the residential mixed-use district. Negotiations were held with existing neighbors to establish height restrictions that were taller than what was typically allowed by the base zoning. The project's site development plan has been amended nine times since its original approval in 2011 in response to market pressures and changing neighborhood needs.

Incorporating the Sisters' mission and values into the site ultimately led to a proposal to create a mixed-income, multigenerational neighborhood designed to support healthy, community-centric lifestyles. The plan includes over 500 residential units with a mix of housing types, including townhomes, condos, affordable and market-rate apartments, cohousing units, and transitional housing. Approximately 35 percent of the units provided in the development are affordable. Additional neighborhood amenities include a one-acre farm and greenhouse, public open space,

and 7,000 square feet of commercial development. The Aria development is a collaboration between multiple development groups, including Urban Ventures, LLC, and Perry-Rose, LLC; nonprofit organizations, such as Habitat for Humanity; and a collection of community partners, including Regis University.

### **Conclusion**

All across the country, communities are looking for innovative ways to increase their housing supply. In almost every community, it will be important to engage religious institutions and faith-based nonprofits as key players in the housing discussion. Their involvement not only opens up major new sources of well-located land to accommodate affordable housing, but also engages major new development partners who are often motivated at least in part by a strong desire to help our most vulnerable populations. They often also bring to the table existing partnerships with faith-based and secular support providers that can help support the social well-being of new residents on the property. Local governments can play a key role in opening up these new opportunities by updating their zoning codes to remove existing barriers to affordable housing development on faith-based properties.

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