



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

MONDAY – OCTOBER 17, 2016

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

Killingly Town Hall

172 Main St., Killingly

RECEIVED
TOWN CLERK, KILLINGLY, CT
2016 NOV 23 PM 1:53

Elizabeth M. Wilson

MINUTES

I. CALL TO ORDER – Chair, Keith Thurlow, called the meeting to order at 7:00 pm.

ROLL CALL – Todd Nelson, Sheila Roddy, Milburn Stone, Virge Lorents, Keith Thurlow.
Brian Card was absent with notification.

Staff Present – Ann-Marie Aubrey, Director of Planning and Development; Elsie Bisset, Economic Development Director.

Joyce Ricci, Town Council Liaison, was absent with notification.

II. SEATING OF ALTERNATES

Due to the absence of Brian Card, Chair, Keith Thurlow announced that Virge Lorents would be seated as a voting Member.

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)

Tim Eves, NTE Energy, thanked the Commission for the effort that the Members put in regarding NTE's application to the CSC. He stated that they are now working with the Orders of the P&Z and the IWWC to respond to the CSC.

V. COMMISSION/STAFF TO CITIZENS' COMMENTS – None.

Motion by Todd Nelson to move Agenda Item:

VI. PUBLIC HEARINGS

D. Subdivisions – (review/discussion/action)

1. Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone

to above:

VI. PUBLIC HEARINGS

A. Zone Change Applications – (review/discussion/action)

None

Second by Milburn Stone. Motion carried unanimously (5-0).

VI. PUBLIC HEARINGS

D. Subdivisions – (review/discussion/action)

1. Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone.

Ann-Marie Aubrey explained that this public hearing had been continued from last month because the Applicant had to appear before the IWWC. The IWWC noticed that the existing septic for the second building was not on the plans.

Paul Archer, Archer Surveying, represented the Applicant (seated in the audience) and provided (to Commission Members) updated plans which included the septic for the second building. Mr. Archer gave an overview:

- They want to convert the existing office into a two-bedroom residence to make two separate residences.
- The two buildings will share the existing driveway. Maintenance and shared driveway agreement had been submitted to Staff. Ann-Marie Aubrey stated that it is a standard shared driveway agreement. It has all of the elements.
- Wells and septic systems are existing.
- Family compound. He is selling the existing house to his son.
- Received IWWC approval.
- No activity proposed.

Keith Thurlow asked the following:

- Wells and septic. Mr. Archer indicated the locations on the plan. Keith Thurlow asked about the reserve area for the septic. Mr. Archer stated that they are existing lots. Keith Thurlow stated that reserve areas are required. Mr. Archer stated that he did not design the septic systems, but that they would have had to show a reserve area on the plan when they were designed or they would not have received approval. He indicated where there would be room for a reserve area if needed (on the slopes).
- If the 1.8 acres includes the land under the right-of-way. Mr. Archer stated that it does and that the right-of-way will be owned by 16.1.
- If it has the right frontages. Ann-Marie Aubrey stated that it does.
- If there are any modifications to be done to the driveways going over the property line. Mr. Archer explained that right now, it is a family compound and so, right now, there will be no modifications to the driveways.

Sheila Roddy asked if there was a requirement for filing a copy of the septic design. Ann-Marie Aubrey explained that there is a copy of the as-built for Lot 16 in the packets to Commission Members and that she could verify 16.1 because the house would not exist if the Health Department hadn't approved it.

Virge Lorents asked if one of the houses were sold to a non-family member, would there be enough room to reconfigure the driveways. Mr. Archer stated that there is plenty of room, but they would have to go to IWWC for approval. Ann-Marie Aubrey explained that future owners would have the same rights and responsibilities as the current owners.

There was discussion regarding open space, fee-in-lieu, sidewalks. Ann-Marie Aubrey stated that it is a family compound and it had been requested last month to be waived. Virge Lorents asked if, at some point, it were no longer a family compound, would the Town have the right to require fee-in-lieu or open space. Paul Archer explained that, if the property were sold (to someone other than a family member) within 10 years (Family Trust Act), the Town would have the right. Ann-Marie Aubrey researched and agreed. She stated that there is a standard provision that Mr. Archer could be put on the mylar. Keith Thurlow and Virge Lorents stated that they prefer that it be added to the deed.

Motion by Virge Lorents to close the public hearing for Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone. Second by Sheila Roddy. Motion carried unanimously (5-0).

A. Zone Change Applications – (review/discussion/action)

None

B. Special Permits – (review/discussion/action)

1. Special Permit Application #16-1145; of Briarwood Falls, LLC (Dereck Santini); revised layout and phasing for a 142 unit active adult community per section 570 (Planned Residential Development) Town of Killingly Zoning Regulations; Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and explained that this Project had originally been approved in 2005 and that they are before the Commission for a modification of the Project. He gave an overview:

- Originally for 142 Units (71 duplex units with a common-wall, double garage between them). Condominium units were individual with some space between them. He indicated on the original plan on file.
 - Phase One had 44 units
 - Phase Two had 66 units
 - Phase Three had 32 units
- Not modifying the roadway at all.
- All roads named after birds. There are name changes for two proposed roads.
- He indicated on the plan the currently-constructed buildings and buildings to be constructed. There will be 142 single buildings/units and a Community Center for residents. It will be phased differently (4 phases):
 - Phase One (which continues now) 74 units and the Community Center are proposed. Everything in this Phase discharges to the sanitary sewer system in Deerwood Drive. A good portion of the proposed infrastructure is installed for Phase One.

- The base coat of the pavement is in, but the final course was never put in. Portions of the drainage system are incomplete. In lieu of one large discharge area, they broke it up into small infiltration basins which have not been constructed (the pipes are discharging over land now). The current developers are working these things out as the individual site plans are prepared and the drainage improvements are incorporated. He indicated these areas on the plan and explained how they were intended to work.
- It is the intention that the Community Center be built in Phase One, however, some of the issues left open by the previous owner need to address first.
- Phases Two (18 units), Three (18 units) and Four (32 units) have to tie-in to a sanitary manhole toward Cat Hollow. This has not been installed yet.
- There are a couple of units under construction now and there seems to be interest. There is a model home open. He encouraged Commission Members to walk through it.
- All open space has been deeded to the Town and is on file in the land records.
- They have already been before the IWWC and received approval in September.

Keith Thurlow asked about the issue with foundations and roads that needed to be completed. Mr. Thibeault stated that the foundations were removed. Ann-Marie Aubrey stated that a civil engineer went and looked at the properties and 1 was determined safe, 2 or 3 had to be removed (one had a tree growing through it).

Ann-Marie Aubrey stated that the Applicant has been working with the Engineering Department. The Fire Marshal and Building Official both required that some tests be done to be sure everything is hooked up correctly. Staff has been on top of it knowing the problems with the prior developer.

Keith Thurlow stated that the Fire Marshal wants the Deerwood Drive cul de sac to be open. Mr. Thibeault stated that the Town Engineer also wants that and that it is the intention of the developer.

Ann-Marie Aubrey explained that the new developer would like their name to replace the name of the prior developer on the special permit and also to make amendments to the site plan.

Keith Thurlow asked about the Fire Marshal wanting Deerwood Drive opened up because of potential concern for the wooden bridge and suggested that it should be inspected. Mr. Thibeault stated that it is an H-20 rated bridge and that annual inspections to verify its integrity are warranted. Mr. Thibeault explained that the gate at Deerwood was supposed to be to have an alternate means of egress and access for all the units. The gate is currently open.

Todd Nelson asked if the over 55 age restriction will continue. Mr. Thibeault stated that they do. Todd Nelson stated that the waiver for sidewalks doesn't fit with that. Mr. Thibeault was not aware of that request. Ann-Marie Aubrey stated that the request was made outside of the Application. Discussion ensued. Mr. Thibeault stated that he believes the original plans showed sidewalks on one side. Virge Lorents stated that, as the Community ages there will be more of a need for sidewalks.

Sheila Roddy stated that the plan she is looking at does not show sidewalks. Mr. Thibeault explained that the original plans showed sidewalks on one side of the street and that the road layout is exactly the same except the driveway cuts will be different because there will be individual driveways for each unit rather than shared driveways for duplexes. For utilities and drainage they will work from the plans that have been approved.

Randy Towne, Mockingbird Drive in Briarwood, works for the current developer and, for the last seven years, he handled the finances for Briarwood after the former developer left. He stated that they do not want sidewalks because they cannot afford to maintain them. He stated that there is no problem, people can get around. He stated that maybe they could afford it in five or ten years if they build the second phase. He spoke of the difficulties it would bring in the winter with the snow.

Keith Thurlow suggested leaving the existing phase without sidewalks and installing them with new phases. Virge Lorents agreed. Discussion continued.

Sheila Roddy asked how many units are completed. Mr. Thibeault stated that there are 46. Keith Thurlow suggested doing bike lanes in the roadway for the new proposed sections because it would get plowed. Ann-Marie Aubrey stated that it would be up to the Commission to determine, but they would need to look at handicap accessibility/safety. Sheila Roddy stated that she has concern for a development of this size with no sidewalks at all. She suggested that the developer come back with a proposal.

Mr. Thibeault stated that future phases will require more infrastructure and that the suggestion of going forward with Phases Two, Three and Four could be a worthwhile compromise to consider. Mr. Towne explained that the prior developer left the Homeowners' Association with no money, but in the future, they may have more money and may be able to afford it. Keith Thurlow stated that the compromise of making sidewalks a requirement for the next Phases may work. Virge Lorents agreed. Mr. Towne stated that this would be fair. Ann-Marie Aubrey suggested doing sidewalks on one side of the road for the future Phases and that Phase One could be done in the future when there are funds available.

Mr. Towne suggested doing 1/3 of Phase One with each of Phase Two, Three and Four. The Commission was in agreement with this. Ann-Marie Aubrey reiterated and stated that when this current developer leaves, all sidewalks, streets, septic sewers and drainage, and all fire protection will be done for the whole development.

Keith Thurlow asked about the situation for the pavement and how much is left to be done.

Mr. Thibeault stated that just the base course is down and that a lot of the catch basins are just shimmed at this point. He believes the final course of pavement for Phase One will be completed at the end of the Phase. He stated that there are 28 to 30 more units to be completed in Phase One.

Sheila Roddy asked about bonding. Ann-Marie Aubrey stated that bonding needs to be addressed as part of the approval process. The current developer has been discussing bonding regarding Phase One with the Engineering Department.

Virge Lorents asked about the Fire Marshal's concern regarding the gate at Deerwood Drive as the residents on that road had been assured that the traffic from this development would not be contributing to traffic on Deerwood Drive. Keith Thurlow stated that the Fire Marshal feels that the gate should be open at all times because of concern with the bridge. This provides a second way into the development. Virge Lorents stated that it looks like another form of compromise needs to be worked out. Keith Thurlow stated that is extreme, but a possibility. Discussion ensued regarding the bridge and the cul de sac (Deerwood Drive is the last of the public roadway).

Dan Pacheco, Deerwood Drive, asked what the current regulation is for vehicles to have access through Deerwood Drive to the development. He stated that there are tri-axes, cement trucks and contractors' trucks going up and down Deerwood Drive every day and it was his understanding that the gate was supposed to be locked and only emergency vehicles would have access. Keith Thurlow stated that it was supposed to be only for emergency vehicles, but that the Fire Marshal is requesting that it be left open. Ann-Marie Aubrey stated that part of it has to do with the bridge and that she will check with the Fire Marshal and the Building Official. She stated that Deerwood Drive is a public Town road. Virge Lorents stated that it is a long, temporary situation (regarding construction vehicles). Keith Thurlow asked how long the gate has been open. Mr. Pacheco stated probably three months. Keith Thurlow asked who opened the gate. Mr. Towne stated that he did and he stated that it was originally supposed to be open for all future construction because the bridge is only good up to 60 thousand pounds (according to Mr. York who designed the bridge). Keith Thurlow stated that he would like to see documentation. Discussion continued.

Rick O'Keefe, Briarwood Construction, LLC, agent for the Owner, stated that the reason they opened the gate is so that the bridge would not be under repeated, significant stress. He stated that he believes the bridge conforms to the minimum 80,000 pound limit, but the volume and pace of construction would put it under significant stress. Mr. O'Keefe explained that it is not that Deerwood is a shortcut, but rather to relieve the stress on the bridge. He also expressed concern for construction vehicles entangling with residents crossing the bridge.

Keith Thurlow explained that the Regulation, as it states right now, says that it is supposed to be closed, so until the next meeting, the Commission should abide by what was previously approved. Virge Lorents and Milburn Stone agreed.

Dan Pacheco stated that there isn't a lot of traffic on the access through the bridge, but it's tough for a large tri-axle/concrete truck coming down the street with cars parked on the side of the street. He asked, which is worse?

Randy Town stated that there are 80 to 90 people going over the bridge every day. He feels this is a safety problem and he intends to contact the State. He stated that he knows for a fact that Deerwood Drive was used to build the rest of the development because the bridge was not put in until a year-and-a-half after construction was started. It has only been closed the last few years.

Keith Thurlow stated that Staff should determine if it should be open or closed. Mr. Thurlow stated that he feels it should be closed until the next meeting of the P&Z Commission. If the bridge cannot handle the traffic, the safety of the bridge should be looked at.

Motion by Virge Lorents to continue the public hearing for Special Permit Application #16-1145; of Briarwood Falls, LLC (Dereck Santini); revised layout and phasing for a 142 unit active adult community per section 570 (Planned Residential Development) Town of Killingly Zoning Regulations; Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone. Second by Todd Nelson. There was discussion.

Sheila Roddy stated that there were some issues that should be addressed at the next meeting:

- Bridge inspection and direction on what size load it can bear;
- Phases Two, Three and Four would include sidewalks on one side of the street and each Phase would include the completion of 1/3 of the Phase One sidewalks.
- Bonding amounts for Phase One and Phase Two to be determined by Engineering and Staff.
- The gate will be locked immediately until the Commission gets further information to adjudicate this issue in any other manner other than it was originally agreed to.

Virge Lorents withdrew her motion. Todd Nelson withdrew his second.

Motion by Virge Lorents to continue the public hearing for Special Permit Application #16-1145; of Briarwood Falls, LLC (Dereck Santini); revised layout and phasing for a 142 unit active adult community per section 570 (Planned Residential Development) Town of Killingly Zoning Regulations; Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone to the next regular meeting on Monday, November 21, 2016, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Staff to review the bridge at the opening of Deerwood Drive. Second by Todd Nelson. Motion carried unanimously (5-0).

2. Special Permit Application #16-1149; Family Car Care (575 Wauregan Road, LLC, {Albert Basley} L/owner); to be allowed to do general car repairs on customer cars (previously approved for limited auto-sales and repairs only on cars for sale); per Section 420.2.2 special permitted uses; Section 420.1.2 special permitted uses (j) motor vehicle general repairs; 575 Wauregan Road; Killingly; GIS Map 262, Lot 14; ~1.2acres; General Commercial Zone.

Ann-Marie Aubrey explained that the Applicant wants to increase the use, for which, the P&Z Commission had previously allowed a special permit. She explained that that it is in an aquifer and that Connecticut Water (letter dated October 12, 2016 included in the packets to Commission Members) does not agree with the extension, but if the P&Z Commission agrees to it, there are certain requirements that they are requesting which are listed in the letter. The Aquifer Protection Zone Regulations would be part of the requirements. A history of the Special Permit and this Application had also been included in the packets to Commission Members.

Keith Thurlow asked if the State will require more detail regarding catch basins and where they drain into.

Al Basley, 575 Wauregan Road, stated that they don't want anything leaking into the Aquifer Protection Area. Mr. Basley stated that he has been working with Eric Rumsey, and that they came to an agreement to install a water/oil separator. He explained that the State has not asked for anything and that the DMV went there and did an inspection and that everything was all set.

Ann-Marie Aubrey explained that she did a site walk with Eric Rumsey and there are three catch basins on the property. The map filed with the previous application showed two round catch basins in the driveway and two rectangular catch basins outside of the doors. There are no markings showing distances from those catch basins to the corner of the building. She stated that a map (which does not include the catch basins) had been dropped off at her office (a boundary survey that had been done before) and that she was asked to sign it as an approved map. She stated that she will not do so because it is not an approved map and she does not sign the maps.

Keith Thurlow explained that, if this were a new application, you couldn't do it according to the Aquifer Regulations, but this is a Class A or Class B aquifer and regulations are very stringent for new construction, but this existing, and it is his opinion that the Commission do as much as they can to accommodate it and protect the aquifer.

There was discussion regarding confining leaks.

Keith Thurlow reviewed the drawing. Ann-Marie Aubrey stated that in the rear of the building, there is a parking lot, a gravel area which goes up to a fence, the boundary line goes beyond the fence. The fence is not on the map (received in 2014) and there is an area where the fence is no longer in place (southwest corner). Keith Thurlow stated that regarding the 110 percent, Mr. Basley should provide protection within the building. Mr. Basley stated that Bruce Dexter had just put in a containment area around the fuel tank (4-foot wall). Keith Thurlow stated that, in the parking lot, Mr. Basley could curb the back and use that as a limit and also on the south side of the parking lot along the Brook and carry it along the back to meet with the fence. Mr. Basley explained that he cannot put curbing on gravel, but he could on the south side as it is hardtop. Mr. Basley stated that his intention was to elevate the back area so that any water would go into the basins and not to the aquifer protection area. Keith Thurlow stated that, if that provides enough pitch (as like a 6-inch curb) in any event so that the water goes back onto the site it would be accomplishing 110 percent. All water goes to the catch basins, all catch basins go to one catch basin which is a water/oil separator and then it goes out to discharge. He stated that the restriction would be that the basin needs to be properly maintained.

Ann-Marie Aubrey read from the letter from Connecticut Water. Keith Thurlow stated that is basically what he had stated.

Virge Lorents asked that the pavement will be maintained so that nothing can leak into cracks. Mr. Basley stated that he is a paving contractor and will maintain it.

Karl Mechanic, 575 Wauregan Road, stated that he is the Owner of the used car dealership and he stated that the map that Ann-Marie Aubrey refuses to sign is needed to move forward with the DMV. Ann-Marie Aubrey explained that the map provided by Steven Douglas does not show the catch basins and it is not the same map before the Commission today. She stated that she does not have the authority to sign it.

Keith Thurlow stated that the drainage system (location of catch basins and where they drain to, the size of the pipes) has to be located on the map. The proposed paving with the 6-inch pitch and the curbing should also be shown on the map. Mr. Basley stated that he will make all measurements. There was discussion regarding the issues Mr. Basley needs to address.

Motion by Sheila Roddy to close the public hearing for Special Permit Application #16-1149; Family Car Care (575 Wauregan Road, LLC, {Albert Basley} L/owner); to be allowed to do general car repairs on customer cars (previously approved for limited auto-sales and repairs only on cars for sale); per Section 420.2.2 special permitted uses; Section 420.1.2 special permitted uses (j) motor vehicle general repairs; 575 Wauregan Road; Killingly; GIS Map 262, Lot 14; ~1.2acres; General Commercial Zone. Second by Virge Lorents. Motion carried unanimously (5-0).

C. Site Plan Reviews – (review/discussion/action)

None

D. Subdivisions – (review/discussion/action)

1. Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone. (See Above.)

E. Other/Various – (review/discussion/action)

None

VII. UNFINISHED BUSINESS

D. Subdivisions – (review/discussion/action)

1. Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone.

Motion by Todd Nelson to approve Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone with the following condition:

- That the ten-year, open-space, family compound requirement be included in the deed and on the mylar. Second by Milburn Stone.

Roll Call Vote: Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Virge Lorents – yes; Keith Thurlow – yes.

Motion carried unanimously (5-0).

A. Zone Change Applications – (review/discussion/action)

None

B. Special Permits – (review/discussion/action)

1. Special Permit Application #16-1145; of Briarwood Falls, LLC (Dereck Santini); revised layout and phasing for a 142 unit active adult community per section 570 (Planned Residential Development); Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone. Continued to November 21, 2016 (See Above)

2. Special Permit Application #16-1149 Family Car Care (575 Wauregan Road, LLC, {Albert Basley} L/owner); to be allowed to do general car repairs on customer cars (previously approved for limited auto-sales and repairs only on cars for sale); under Section 420.2.2 special permitted uses; Section 420.1.2 special permitted uses (j) motor vehicle general repairs; 575 Wauregan Road; Killingly; GIS Map 262, Lot 14; ~1.2acres; General Commercial Zone.

Motion by Sheila Roddy to approve Special Permit Application #16-1149 Family Car Care (575 Wauregan Road, LLC, {Albert Basley} L/owner); to be allowed to do general car repairs on customer cars (previously approved for limited auto-sales and repairs only on cars for sale); under Section 420.2.2 special permitted uses; Section 420.1.2 special permitted uses (j) motor vehicle general repairs; 575 Wauregan Road; Killingly; GIS Map 262, Lot 14; ~1.2acres; General Commercial Zone with the following conditions:

- That the following two conditions included in the letter from Connecticut Water be included:
 - 1) Outside storage of chemicals or hazardous waste should be prohibited. All chemicals or hazardous waste should be stored inside the building in a properly sized containment area designed to hold 110% of the total volume. Large quantities of chemicals or hazardous waste should not be stored outside.
 - 2) All waste generated should be disposed of in accordance with all State and federal requirements.
- That the subsequent map provided to Staff for approval include the addition of the information regarding the curbing on the south and the continuation in back.
- Additional paving with grading proposed.
- That all catch basins are located and triangulated to the building.
- That the drainage pipe outlet and size of pipes be included on the drawing.
- The frequency of inspection of the separator to be monthly.

Second by Virge Lorents.

Roll Call Vote: Sheila Roddy – yes; Milburn Stone – yes; Virge Lorents – yes; Todd Nelson – yes; Keith Thurlow – yes.

Motion carried unanimously (5-0).

C. Site Plan Reviews – (review/discussion/action)

None

D. Subdivisions – (review/discussion/action)

1. Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone. (See Above)

E. Other/Various – (review/discussion/action)

None

VIII. NEW BUSINESS

A. Zone Change Applications – (review/discussion/action)

None

B. Special Permits – (review/discussion/action)

1. Special Permit Application #16-1152; of Community Health Resources; under Section 420.2.2(f); to relocate and expand its behavioral health services clinic; ~4,900 sf of leased space at 71 Westcott Road; GIS Map 182, Lot 75; General Commercial Zone. Receive, and if the application is complete, schedule a hearing for Monday, November 21, 2016

Ann-Marie Aubrey stated that the Application is complete.

Motion by Sheila Roddy to schedule a public hearing for Special Permit Application #16-1152; of Community Health Resources; under Section 420.2.2(f); to relocate and expand its behavioral health services clinic; ~4,900 sf. of leased space at 71 Westcott Road; GIS Map 182, Lot 75; General Commercial Zone for Monday, November 21, 2016, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (5-0).

C. Site Plan Reviews – (review/discussion/action)

None

D. Subdivisions – (review/discussion/action)

None

E. Other/Various – (review/discussion/action)

None

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

Special Meeting of September 8, 2016 – review/discussion/action
Regular Meeting of September 19, 2016 – review/discussion/action
Special Meeting of September 22, 2016 – review/discussion/action
Special Meeting of October 3, 2016 – review/discussion/action
Special Meeting of October 11, 2016 – review/discussion/action

Ann-Marie Aubrey stated that she needs to review the minutes before approvals.

X. CORRESPONDENCE

1. Town of Killingly, Planning and Zoning Commission – Order of Regulations and Restrictions – CT Siting Council (Informational purposes only).

Ann-Marie Aubrey reported that it has been submitted last week (transmitted on Thursday and mailed on Friday).

XI. OTHER

A. CGS 8-24 Referrals – review/discussion/action

1. Town of Killingly – File # 16-1153; Cat Hollow / Whetstone Brook – Pedestrian Bridge Installation

Ann-Marie Aubrey explained that this is the final part of the open-space land that had been transferred from Briarwood Falls to the Town of Killingly. The Engineering Department designed the bridge.

Randy Towne, Mockingbird Drive, spoke on behalf of Briarwood Falls (donated the land). He stated that the developer plans to put in logs and gravel to make steps in the steep slopes (as seen in state parks). It will start from the development and will connect to the Killingly portion.

Virge Lorents asked that accessibility for the disabled be considered.

Motion by Todd Nelson to accept Town of Killingly – File # 16-1153; Cat Hollow / Whetstone Brook – Pedestrian Bridge Installation. Second by Sheila Roddy. Motion carried unanimously (5-0).

B. Zoning Enforcement Officer's Report – None

A new ZEO has been hired, Jonathan Blake, and he will be starting November 8th.

C. Inland Wetlands and Watercourses Agent's Report - Enclosed

D. Building Office Report - Enclosed

E. Bond Releases / Reductions / Calls – review/discussion/action

1. Special Permit Application #09-962 of Green Hollow Properties, LLC, requesting release of their posted bond(s) in the amount of \$35,000.00; provided that certain conditions are met.

Ann-Marie Aubrey stated that they finished the paving of the road and they blocked-off the street that they want to abandon. They still have not filled-in, sloped, or fenced-off the four large cellar holes. They need to know what the Commission wants them to do for those holes. Keith Thurlow stated that they need to make the site safe per Public Safety. He stated that it is between the Applicant and Staff. No partial releases.

Motion by Milburn Stone regarding Special Permit Application #09-962 of Green Hollow Properties, LLC, requesting release of their posted bond(s) in the amount of \$35,000.00; provided that certain conditions are met: That the entire bond be held until the site is deemed safe by Staff as per Public Safety and that all other issues, which are the reason for the bonding, are addressed. No partial release. Second by Todd Nelson. Motion carried unanimously (5-0).

F. Project Completion / Mylar Filing Extension / Site Plan Extension Requests / Re-Classify Phases

G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility – (review/discussion/action)

None

H. Upcoming P&Z Commission Meetings – review/discussion/action

1. Next Regular Meeting – Monday, November 21, 2016
2. Next Workshop Meeting:
Workshop regarding Elderly Housing on November 21, 2016.
Coming up: PRD and Agriculture Commission.
3. Next Special Meeting – To Be Announced – If needed

XII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

Elsie Bisset reported:

- 140 Main Street (the Tighe Building) is now owned by the Town of Killingly. A preferred developer has been selected from the responses received.
- There was a Ribbon Cutting for the Advanced Manufacturing Technology Center at QVCC with the Governor. It is open and students can start in January, not only September. The EDC will tour on November 9th, at 5 p.m.
- Two Restaurants Downtown: Tortilla Sam's (formerly Kickers); Pizza Restaurant (formerly Whistling Train); a Coffee Shop on School Street (formerly Norwich Bulletin).

XIII. TOWN COUNCIL LIAISON REPORT – No Representation.

XIV. ADJOURNMENT

Motion by Todd Nelson to adjourn at 9:27 p.m. Second by Sheila Roddy. Motion carried unanimously (5-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk

Ann-Marie Aubrey

From: Jo-Ann S. Perreault
Sent: Tuesday, October 25, 2016 8:20 AM
To: Ann-Marie Aubrey
Subject: Minutes P&Z RegMtg 10-17-2016
Attachments: Minutes P&Z RegMtg 10-17-2016.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Ann-Marie !

Attached are the minutes for the above-referenced meeting. As usual, please let me know of any changes and e-mail the revised copy to me.

Does Virge also review the minutes before they appear on the agenda for approval by the Commission?

Have A GREAT day ☺

Jo-Ann S. Perreault
Assistant Town Clerk
Town of Killingly
172 Main Street
Killingly, CT 06239

(860)779-5307
(860)779-5316 FAX