



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

**MONDAY – NOVEMBER 16, 2020**

**Regular Meeting  
7:00 PM**

PAID 2020  
TOWN CLERK KILLINGLY CT  
2020 NOV 18 AM 10:45  
*Elizabeth M. Wilson*

**THIS MEETING WILL BE HELD VIA WEBEX**

**DUE TO COVID-19  
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.**

**I. CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:04 pm.

**ROLL CALL** – Brian Card, Virge Lorents (via Webex), Matthew Wendorf, John Sarantopoulos, Keith Thurlow. Milburn Stone was absent with notice.

**Staff Present** – Ann-Marie Aubrey, Director of Planning and Development; Jonathan Blake, Planner I/ZEO; Jill St. Clair, Director of Economic Development.

**Also Present** – Patti Larrow George (via Webex), Town Council Liaison.

**II. SEATING OF ALTERNATES**

Matthew Wendorf and John Sarantopoulos were both seated as Voting Members 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:** Pursuant to Governor's Executive Order 7B, all 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 on or before the meeting. All public comment received prior to the meeting will be posted on the Town's website [www.killinglyct.gov](http://www.killinglyct.gov).

Ann-Marie Aubrey stated that no public comments had been received.

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

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

NONE

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

NONE

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

**1) Site Plan Review Application #20-1251** – Dynamic Energy Solutions, LLC (Miyoshi America, Inc./Landowner); Installation of a 842 KW solar field for supplemental energy to the existing industrial / Manufacturing Buildings; 110 Louisa Viens Drive & 389 Lake Road; GIS MAP 57; Lots 13 & 8; ~36 acres; Industrial Zoned. **Receive, and if the application is complete, schedule for the next regularly scheduled meeting of MONDAY, DECEMBER 21, 2020 for review and action. DOES NOT require a public hearing.**

Ann-Marie Aubrey stated that the Application is complete (to a point) and she explained that she had received a request from the Applicant (on November 13, 2020) that the review be done at Staff level because it is a solar installation. The Town Engineer, David Capacchione, has asked for additional information. Once Mr. Capacchione receives that information and is satisfied with it, there wouldn't seem to be a reason to hold it up.

**QUESTIONS FROM THE COMMISSION:**

- Brian Card asked if the request was due to timing. Ms. Aubrey explained that it is and also due to the winter season occurring earlier than expected.
- Brian Card asked about a future reserve for parking. Ms. Aubrey explained that that was for Putnam Plastics, not Miyoshi. However, Ms. Aubrey explained that there had been an approval for an addition on Miyoshi's building but, due to COVID-19, the expansion did not happen (she indicated the areas on a map). There was discussion. Mr. Card noted that he wanted to be sure that the solar will not interfere with what had been previously approved. Jonathan Blake explained that, with the updated parking regulations, previous approvals (in terms of quantity for employees), in most cases, have gone down. Mr. Blake said that they would make sure that the overall parking is still adequate and he explained that they would need to come back to get a modification if they wanted to proceed with less parking for a parking area. Mr. Card stated that he has no problem with the Application going to Staff level.
- John Sarantopoulos asked if this is for their own use. Ms. Aubrey explained that it is, and she indicated on a map that all of the connections are going back to their main building. She stated that it is less than what would require them to go before the CT Siting Council (less than one megawatt).
- Keith Thurlow spoke of his experience with solar farms explaining that they are very vulnerable to drainage issues. He said that if someone is paying attention to the drainage issue, he does not have a concern. He mentioned that a drainage swale was supposed to have been done at the bottom of the hill at the Killingly Intermediate School, but he does not recall seeing it.

Ms. Aubrey read aloud Mr. Capacchione's comments: 1) Pre-and-post development drainage calculations for the project demonstrating adequate capacity of the existing detention pond and no adverse impacts to roadways or adjoining properties; and 2) Demonstration of compliance with MS4 guidelines.

Motion was made by Brian Card to receive and to allow for Staff Level Review/Approval for **Site Plan Review Application #20-1251** – Dynamic Energy Solutions, LLC (Miyoshi America, Inc./Landowner); Installation of a 842 KW solar field for supplemental energy to the existing industrial / Manufacturing Buildings; 110 Louisa Viens Drive & 389 Lake Road; GIS MAP 57; Lots 13 & 8; ~36 acres; Industrial Zoned.

Second by Virge Lorents. No discussion.

Roll Call Vote: Brian Card – yes; Virge Lorents – yes; John Sarantopoulos – yes; Matthew Wendorf – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

**2) Subdivision Application #20-1252** – George M. and Starlet M. Lenth, Trustees (Landowners); subdivision of property to create two lots (#3 to contain ~5.4 acres; remaining land to contain ~36.8 acres); 350 Ledge Road; GIS Map 169; Lot 3; Rural Development. Receive, and if the application is complete, the commission must: 1) determine if a public hearing must be held (staff does not believe a hearing is required in this matter); and 2) schedule for the next regularly scheduled meeting of MONDAY, DECEMBER 21, 2020.

Ms. Aubrey explained that this parcel had been divided into seven or eight lots in the past. Approximately two years ago, Mr. Lenth had come back for an un-subdivision. There is a house and a barn on the property where his daughter lives. Mr. Lenth wants to give a five-acre portion, containing the house and the barn, to his daughter (free and clear) and he wants to put the rest of the property on the market.

Ms. Aubrey that this would not require a public hearing and that the reason that it is coming before the PZC as a subdivision is because they had already taken a free split on the property. The daughter's lot would make a third parcel. She said that it is family to family transferal, there is plenty of acreage, and the building is pre-existing. Ms. Aubrey explained that the large parcel would be able to be further subdivided, but it would most likely residential. She said that some land had already been granted over to the Town as open space.

Ms. Aubrey stated that the Application is complete.

Motion was made by Brian Card to receive **Subdivision Application #20-1252** – George M. and Starlet M. Lenth, Trustees (Landowners); subdivision of property to create two lots (#3 to contain ~5.4 acres; remaining land to contain ~36.8 acres); 350 Ledge Road; GIS Map 169; Lot 3; Rural Development, and to schedule for action (no public hearing necessary) at the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, December 21, 2020, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by Virge Lorents. No discussion.

Roll Call Vote: Virge Lorents – yes; John Sarantopoulos – yes; Matthew Wendorf – yes; Brian Card – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

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

1) Regular Meeting Minutes – Monday, October 19, 2020.

Motion was made by John Sarantopoulos to adopt the Minutes of the Regular Meeting of October 19, 2020. Second by Virge Lorents. No discussion.

Roll Call Vote: John Sarantopoulos – yes; Matthew Wendorf – abstained as he had not attended that meeting; Brian Card – abstained as he had not attended that meeting; Virge Lorents – yes; Keith Thurlow – yes. Motion carried unanimously (3-0-2).

**X. OTHER / MISCELLANEOUS – (for informational purposes only) –** There was no discussion.

**XI. CORRESPONDENCE**

1) Correspondence from Eversource Energy; dated November 4, 2020; regarding installation of one omni-directional antenna on the existing tower; to update the current obsolete analog voice radio communications system to a modern digital voice communications system. (Serves as Notice of application to CT Siting Council.)

Ms. Aubrey explained that the full application is available for viewing in her office. There was discussion regarding the antennas.

2) Correspondence from the Killingly Conservation Commission; dated November 5, 2020; to voice the Commissions opinion of the acquisition of the Five Ponds Property. (The same letter was also sent to the Town Council.)

No discussion.

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

**A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)** – No discussion.

**B. Inland Wetlands and Watercourses Agent's Report** – No discussion.

**C. Building Office Report** – No discussion.

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

Jill St. Clair reported on the following topics:

- Connecticut COVID Cares Grant;
- Deary's Gym Bears Virtual Golf;
- 140 Main Street;
- Putnam Plastics;
- Complete Streets Grant for a feasibility study for a walking/bike path;
- Mohegan Sun.

Ann-Marie Aubrey reported that Killingly was awarded the Bronze-Level Award from the Sustainable CT Program (which had been written by Ms. St. Clair).

**XIV. TOWN COUNCIL LIAISON REPORT**

Patti Larrow George reported on the following topics:

- \$212,757.00 was transferred to the Road Renewal Capital Project Fund.
- Updated some of the Ordinance Codes.
- Reported on COVID in Town.
- Bronze Award from Sustainable CT.
- Killingly Police Department was awarded a Certificate of Appreciation from the Graduation Planning Committee for Killingly High School.
- Killingly Public Library received \$32,800 from the State of CT Everybody Learns Initiative Grant Program – Corona Virus Relief Fund;
- WISH Update – Town Council advocated for the State of CT DEEP Conservation Commission to take over the liability and maintenance of the five dams.

Ms. Aubrey gave an update on Automatic Rolls. They have started to build the berm (to help with noise) and are about 1/3 to 1/2 done.

**XV. ADJOURNMENT**

Motion was made by Virge Lorents to adjourn at 7:32 p.m. Second by Matthew Wendorf. No discussion. Motion carried unanimously by voice vote (5-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Secretary