



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

**MONDAY – DECEMBER 19, 2016**

**Regular Meeting**

**7:00 PM**

**Town Meeting Room, Second Floor**

**Killingly Town Hall  
172 Main St., Killingly**

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2016 DEC 28 AM 11:33  
*Elizabeth M. Wilson*

**MINUTES**

**I. CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:05 pm.

**ROLL CALL** – Brian Card, Todd Nelson, Sheila Roddy, Milburn Stone, Virge Lorents, Keith Thurlow.

**Staff Present** – Ann-Marie Aubrey, Director of Planning and Development; David Capacchione, Town Engineer; Elsie Bisset, Economic Development Director;

and William St. Onge, Town Attorney.

Randy Burchard, Fire Marshal; and Jonathan Blake, Zoning Enforcement Officer, were seated in the audience.

**Also Present** - Joyce Ricci, Town Council Liaison.

**II. SEATING OF ALTERNATES** – None.

**III. AGENDA ADDENDUM** – None.

Motion by Brian Card to move Agenda Item:

**XII. OTHER**

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

1. Site Plan Application #05-862; Approval Extension Request – of Jim DiNoia, Member, Upper Maple, LLC – requesting a one year extension for approval of site plan #05-862; for a 32 unit Planned Elderly Housing Project at 25 Colonial Drive, GIS Map 113; Lot 29.6; ~6.5 acres; Low Density Zone. (NOTE: Extension must be renewed annually every December – last extension must end on April 18, 2019.)

2. Subdivision Application #16-1129; Mylar Filing Extension – of Etienne and Carol LaBelle, requesting second and final 90 day mylar filing extension; for a two lot residential subdivision; 500 Chestnut Hill Road, Killingly, GIS Map 66, Lot 13; ~19.2 acres; Rural Development Zone. (NOTE: This is the final extension request – mylars must be filed on or before Wednesday, March 1, 2017).

to above Agenda Item:

**X. WORKSHOP SESSION**

1. Begin Discussion regarding “Adult Retirement Communities” (formerly known as Elderly Housing) Zoning Regulations – review/discussion/action

Second was made by Sheila Roddy. Motion carried unanimously (5-0-0).

**IV. CITIZENS’ COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING** - There were no comments from the public.

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

**VI. PUBLIC HEARINGS**

**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. **(CONT. FROM 11/21/2016)**

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview. He explained that the intent of this Application is to modify the previous approval in two ways:

- The conversion of duplexes to single-family units;
- The addition of a Community Center.

The new Owners would like to have the existing permit transferred to their names.

There were two outstanding items from the public hearing on November 21, 2016:

- Whether the bridge is capable of supporting the construction traffic;
- Whether the gate should remain open during significant construction activities. The definition of significant construction was to be determined.

Mr. Thibeault stated (for the record) that he had provided a copy of the design plans for the bridge that were submitted with the original Application. It states on the plans that the bridge is designed to H-20 specifications, so it is capable of supporting the large vehicles. A letter was provided stating that it is recommended that the bridge be inspected semi-annually rather than annually to verify that the bolts are torqued correctly and there is no displacement or wear. Mr. Thibeault stated that the bridge currently meets specifications.

Mr. Thibeault stated that he feels that the Commission's decision on whether or not the gate is to remain open should not have any bearing on whether this Application gets approved or denied. He added that a lot of construction had taken place before the bridge had been installed. Keith Thurlow stated that the project had been approved with the gate closed.

Fire Marshal, Randy Burchard, answered questions (referencing his memo to Keith Thurlow dated December 1, 2016). He explained that Deerwood Drive and Briarwood both now have multiple access ways in the event of an emergency, Deerwood Drive is 490 feet shorter in emergency travel than going up Cook Hill Road, Deerwood is the primary route for the water suppression that feeds the hydrants to Briarwood (this provides more pressure than the hydrants off of Cook Hill Road). He supported what Mr. Thibeault had stated regarding construction that had taken place (using the Deerwood entrance as the major entrance) before the bridge had been installed (he referred to a map that he had submitted documenting this).

Keith Thurlow asked if this is only during the construction of a project as he is concerned that this will affect other developments in Town with only one entranceway. Discussion ensued. Attorney St. Onge explained how certain officials (such as the Fire Marshal) will need to make recommendations on a case-by-cases basis depending on certain factors and that the P&Z Commission needs to weigh those recommendations in its analysis. Discussion ensued. Mr. Burchard explained how he feels Briarwood, Deerwood and Cook Hill residents all benefit in the case of emergency.

There were no comments from the public.

Ann-Marie Aubrey referred the Commission to the Fire Marshal's report and a letter from Attorney St. Onge.

Keith Thurlow asked about sidewalks. Mr. Thibeault stated that it had been agreed upon that 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Two; 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Three; and the final 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Four. Ann-Marie Aubrey referred the Commission to page 3 of the Minutes from the Meeting of November 21, 2016, regarding the following: bonding, sidewalks, summary analysis of the bridge, and the Town Engineer would like to see a plan for Phase One earth removal/earth fill (steep slope) to be sure all State Statutes/requirements are followed. The gate issue was unresolved.

Town Engineer, David Capacchione, stated that he had not figured any bonding amounts. He stated that he would like to see what the proposal looks like for the earthwork for the top of Deerwood Drive (Skylark Lane area). Mr. Thibeault explained that they provide individual site plans for each unit and, as Skylark Lane is being developed and as the road is designed, they will provide an engineered design for the inadequate gigantic boulder retaining walls that are washing out. The areas that have been paved are just the binder course and the finish course will be put on in the spring. As each phase is being constructed, they will develop detailed plans for each of the road extensions, etc. (slopes could be improved, drainage outfalls already installed that don't have outlet protection are being corrected). Road profiles will be developed to be sure the drainage that was originally designed works properly. Cellar holes were taken care of.

Ann-Marie Aubrey stated that she and the ZEO and the Inland Wetlands Officer, as well as the Town Engineer, have been in contact with Mr. Thibeault, as well as visiting the site, to be sure that things are progressing the way they should be.

There were no comments from the public. Mr. Thibeault stated that many of the public in attendance were from Briarwood.

Motion by Milburn Stone to close 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. (CONT. FROM 11/21/2016). Second was made by Todd Nelson. Motion carried unanimously (5-0-0).

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

None

**D. Subdivisions – (review/discussion/action)**

None

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

None

**VII. UNFINISHED BUSINESS**

**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. **(CONT. FROM 11/21/2016)**

Motion by Brian Card to approve 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 with the following conditions:

- Bonding to be approved by Town of Killingly Staff/Town Engineer as they receive each individual phase;
- Sidewalks to be completed according to the agreement made with the Applicant: 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Two; 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Three; and the final 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Four.
- An Engineered plan for the area specifically related to Skylark Lane must be submitted prior to any new building permits being issued for the construction of any houses on Skylark Lane and that engineered plans for any additional lots must be submitted to the Town Engineer prior to construction.

Second was made by Milburn Stone. There was discussion:

Brian Card asked if he needed to include all of the conditions of the three previous approvals or is (can) this approval stand-alone without any of the prior conditions? Ann-Marie Aubrey stated that this is a brand new Applicant and a brand new Application. Attorney St. Onge stated that he had not seen the Application as a whole and he asked if this Application covers the entire project and if it supersedes the previous. Ann-Marie Aubrey explained that the Applicant came in with a brand new special permit application because they wanted to clear up the problems with the past developer. She said that they really only needed to come in with an amendment to the site plan (the timeframe was running out). Attorney St. Onge explained that if this is an entirely new application, any conditions from past approvals would need to be included in this approval (if the Commission expects them to exist). He stated that there needs to be some mechanism for the bonding. He advised that if no bond amount is set at the time of approval, no plans should be recorded/filed until the bond filed. The Town Engineer agreed, however, he was not sure what the

correct procedure would be in this case. Ann-Marie Aubrey stated that there had been an agreement that no construction could start in Phase Two until Phase One was totally completed, and so on, and no construction could start in any of the phases until the bond was in place. Attorney St. Onge advised that it be included as part of the approval and that it be placed on the land records/plans that no building permits will be issued until bonding is in place for this Phase (to protect the Town and future purchasers). There was a question as to whether there was any bonding for Phase One still being held. Ann-Marie Aubrey will check with the Finance Department. Discussion continued.

Motion by Brian Card to amend his motion to approve 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 include the following:

- Bonding amount for each phase to be submitted to the Town for approval and to be in place prior to the issuance of any building permits and prior to the filing of mylars for those phases. For subsequent phases to be constructed: once Phase One is completed, that bond is released and a new bond is in place until the next phase is completed;
- This is a permit for the continuation of the over 55 age restriction.

Mr. Card asked for verification that the open space had already been transferred. Ann-Marie Aubrey stated that it had been transferred. Mr. Card stated that the gate and the bridge are not on the plans; therefore, he is not addressing them.

Second was made by Todd Nelson. There was discussion regarding the gate/lock box. Brian Card explained that it is a new permit, there is no mention of the gate, the gate is not shown on the plans, there was no public comment about installing a gate, it was a previous condition of a previous approval and it is not a condition of this approval. Point of Order by Attorney St. Onge: There was a motion made and seconded, an amendment to the original motion was made and seconded, the next vote is on the amendment to the motion to approve (to modify the bonding and the age restriction), then the vote on the original motion as amended.

Roll Call Vote on the Amendment: Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Keith Thurlow – yes. Amendment to the Motion carried unanimously (5-0-0).

Roll Call Vote on the Main Motion as Amended: Brian Card – yes; Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Keith Thurlow – yes. Amended Motion carried unanimously (5-0-0).

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

None

**D. Subdivisions – (review/discussion/action)**

None

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

None

**VIII. NEW BUSINESS**

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

1. Zone (Map) Change Application #16-1158 – of Corner Properties, Inc.; to change a small industrial parcel to low density zoning ; address 215 Tracy Road, GIS Map 34, Lot 6, ~50,102 sq. ft.; Industrial Zone.

Ann-Marie Aubrey stated that the Application is complete. She has spoken with Attorney St. Onge and she explained that it may go from Industrial Zone back to Rural Development as it had been in the past. Keith Thurlow explained that the parcel had been subdivided off (renovated house) and it cannot get financing due to being in the Industrial Zone. To change it to LD would be spot zoning. Attorney St. Onge asked the Applicant if he consents to modifying the Application. Mike Cristina, Corner Properties, stated that he does. Attorney St. Onge stated that since the public hearing notice has not been filed, the modification should be sent to Regional Planning. He said that modifying the Application to avoid spot zoning makes perfect sense.

Motion by Brian Card to receive and schedule a public hearing for Zone (Map) Change Application #16-1158 – of Corner Properties, Inc.; to change a small industrial parcel to rural development zoning (as consented to by the Applicant); address 215 Tracy Road, GIS Map 34, Lot 6, ~50,102 sq. ft.; Industrial Zone for Tuesday, February 21, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second was made by Todd Nelson. Motion carried unanimously (5-0-0).

Attorney St. Onge left at approximately 8:10 p.m.

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

1. Special Permit Application #16-1157; of Ernest Joly & Sons; for the conversion of a portion of an existing commercial building to a construction equipment repair facility (owners' equipment only); 32 Beatrice Avenue; GIS Map 262, Lot 15; ~ 114 acres; General Commercial Zone.

Ann-Marie Aubrey stated that the Application is complete.

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

- It is the furthest southwestern portion of the site abutting the Jolley Concrete property (no relation).
- The current building being used on site is in disrepair with no heat. They want to move the operation from one side of the site to the other.
- Crushing operation (ECR) is on the same parcel as well as their leaf composting facility.

Keith Thurlow asked if the Commission had worked with Joly on this parcel to create regulations for repair facility. Ann-Marie Aubrey stated that this is the parcel, but nothing had gone through and now they are going forward with it. Mr. Thibeault stated that Heavy Equipment Repair is allowed (per Section 420.2.m) as a special permit use in this Zone. There is a requirement for a DMV plan (certificate of location) in the Regulations. However, Mr. Thibeault does not believe it is required if you are only working on your own equipment.

Motion by Brian Card to receive and schedule a public hearing for Special Permit Application #16-1157; of Ernest Joly & Sons; for the conversion of a portion of an existing commercial building to a construction equipment repair facility (owners' equipment only); 32 Beatrice Avenue; GIS Map 262, Lot 15; ~ 114 acres; General Commercial Zone for Tuesday, January 17, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second was made by Sheila Roddy. Motion carried unanimously (5-0-0).

**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 October 3, 2016 – review/discussion/action

Motion made by Brian Card to approve the Minutes of the Special Meeting of October 3, 2016. Second was made by Milburn Stone. Motion carried (4-0-1). Sheila Roddy abstained as she had not attended.

Special Meeting of October 11, 2016 – review/discussion/action

Motion made by Todd Nelson to approve the Minutes of the Special Meeting of October 11, 2016. Second was made by Milburn Stone. Motion carried (3-0-2). Brian Card and Sheila Roddy abstained.

Regular Meeting of October 17, 2016 – review/discussion/action

Motion made by Todd Nelson to approve the Minutes of the Regular Meeting of October 17, 2016. Second was made by Sheila Roddy. Motion carried (4-0-1). Brian Card abstained.

Regular Meeting of November 21, 2016 – review/discussion/action

Motion made by Sheila Roddy to approve the Minutes of Regular Meeting of November 21, 2016. Second was made by Todd Nelson. Motion carried unanimously (5-0-0).

**X. WORKSHOP SESSION**

1. Begin Discussion regarding "Adult Retirement Communities" (formerly known as Elderly Housing) Zoning Regulations – review/discussion/action – See below following Item XII.F.2.

**XI. CORRESPONDENCE**

See attached, if any.

**XII. OTHER**

**A. CGS 8-24 Referrals – None.**

**B. Zoning Enforcement Officer's Report – Attached. No Discussion.**

**C. Inland Wetlands and Watercourses Agent's Report – Attached. No Discussion.**

**D. Building Office Report – Enclosed. No Discussion.**

**E. Bond Releases / Reductions / Calls – review/discussion/action (see above)**

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

1. Site Plan Application #05-862; Approval Extension Request – of Jim DiNoia, Member, Upper Maple, LLC – requesting a one year extension for approval of site plan #05-862; for a 32 unit Planned Elderly Housing Project at 25 Colonial Drive, GIS Map 113; Lot 29.6; ~6.5 acres; Low Density Zone. (NOTE: Extension must be renewed annually every December – last extension must end on April 18, 2019.)

Motion by Todd Nelson to approve Site Plan Application #05-862; Approval Extension Request – of Jim DiNoia, Member, Upper Maple, LLC – requesting a one year extension for approval of site plan #05-862; for a 32 unit Planned Elderly Housing Project at 25 Colonial Drive, GIS Map 113; Lot 29.6; ~6.5 acres; Low Density Zone. (NOTE: Extension must be renewed annually every December – last extension must end on April 18, 2019.) Second was made by Milburn Stone. Motion carried unanimously (5-0-0).

2. Subdivision Application #16-1129; Mylar Filing Extension – of Etienne and Carol LaBelle, requesting second and final 90 day mylar filing extension; for a two lot residential subdivision; 500 Chestnut Hill Road, Killingly, GIS Map 66, Lot 13; ~19.2 acres; Rural Development Zone. (NOTE: This is the final extension request – mylars must be filed on or before Wednesday, March 1, 2017).

Keith Thurlow turned the Chair position over to Brian Card and recused himself for this Application, but stayed at the table. Virge Lorents was seated as a voting member.

Motion by Sheila Roddy to approve Subdivision Application #16-1129; Mylar Filing Extension – of Etienne and Carol LaBelle, requesting second and final 90 day mylar filing extension; for a two lot residential subdivision; 500 Chestnut Hill Road, Killingly, GIS Map 66, Lot 13; ~19.2 acres; Rural Development Zone. (NOTE: This is the final extension request – mylars must be filed on or before Wednesday, March 1, 2017). Second was made by Milburn Stone. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself. Virge Lorents was seated as a voting Member for this Application.

Keith Thurlow resumed the position of Chairman.

**X. WORKSHOP SESSION**

1. Begin Discussion regarding "Adult Retirement Communities" (formerly known as Elderly Housing) Zoning Regulations – review/discussion/action

Motion made by Sheila Roddy to open the floor for discussion regarding "Adult Retirement Communities" (formerly known as Elderly Housing) Zoning Regulations. Second was made by Milburn Stone. Motion carried unanimously (5-0-0).

David Panteleakos, Westview Nursing and Rehabilitation Facility, was present and stated that they would like to re-establish regulations for elderly housing.

Keith Thurlow explained that the regulations for age 55 and over had been eliminated as it was thought that it was covered under the PRD. Ann-Marie Aubrey had provided language (addressing functioning elderly housing/nursing homes/assisted living) in the packets to the Commission Members for review.

Mr. Panteleakos explained that he had received approval in 2004 for a 50-unit, assisted independent-living facility and that they would like to move forward with that project. However, the Regulations are no longer conducive regarding coverage issues/units per acre. This is a different type of use as it is bridging the gap between home and nursing home. They would have been able to accomplish that with the previous Regulations. He asked that the Commission consider looking at parameters as related to the use (e.g. parking issues/ADA accessibility). He stressed the importance of making it economical and affordable.

Keith Thurlow asked Mr. Panteleakos for his opinion on whether regulations for nursing home and assisted living could be combined or should they be separated.

Mr. Panteleakos explained that you need to look at the square footage of a living unit and the type of services that would be provided. A nursing home is the highest level and independent living with assistance would be a lower level. He gave the example of people living in a nursing home would not have cars, but people in independent living may drive a car. They would be proposing a use for a multi-unit with planned services including 24-hour security, available staff for safety, recreational activities, etc. He said that parameters discussed earlier need to be addressed: parking issues; all units should be ADA accessible; sidewalks. He feels that the definition drafted by Staff could work for both.

Ann-Marie Aubrey suggested having Planned Residential divided into Active Family Community and Adult Retirement Community. Densities may be different, but they can be specified under each. Discussion ensued. More research would need to be done to determine impacts.

David Capacchione left at approximately 8:40 p.m.

Mr. Panteleakos explained that they are motivated to change the Regulations due to having been approved for 50 units under the old Regulations, but that they would only be able to construct 30 units under the current Regulations and that is not cost effective. They are looking for a higher density.

Brian Card asked what kinds of conditions would be put on a Planned Residential Development that would limit it to this segment of the population. Mr. Panteleakos stated that it would depend on the demand for their personal needs. They would not restrict unless specified in the Regulations. Ann-Marie Aubrey explained Active Family Community. Discussion ensued regarding levels of service. Sheila Roddy expressed concern for those who would not be able to vacate in the case of emergency. Mr. Panteleakos stated that they would not be pursuing licensure with the State for an assisted living facility/institution (Managed Retirement Community – a step below a nursing home) which would have resources to vacate those people that could not vacate themselves. He read the State of Connecticut Department of Social Services' definition of Independent Living Facility which is what they would be pursuing, like efficiency apartments with a central gathering area for dining/recreation, a country store within the complex (maintaining independence), coordinating transportation, with a limited menu of services (e.g. housekeeping/laundry – only consuming what they need), 700 sq. ft. single bedroom units and 900 sq. ft. two-bedroom units. This would not require a license.

There was a question regarding what services required by the elderly that would not be offered. Ann-Marie Aubrey explained that the units would be leased or rented rather than owned, it would be a denser population as opposed to in the PRD, an increase in safety/safety amenities would be required as compared to PRD, and no services are offered in PRD.

There was discussion regarding how this would be different from other rental properties (parking, age of tenants, and need for assistance). Mr. Panteleakos researched with the American Healthcare Association – Nationally, 54% of people in this type of setting will be 85 or older, 27% between the ages of 75 and 84, 9% between 65 and 74; 11% younger than 65 as some communities allow people with disabilities. The average age in an Independent Living setting is 80.6 years old. The average age in a nursing home is 84.

The Commission likes the State's definition of Independent Living. There was discussion regarding the bedrooms.

The issues that need to be addressed/modified to allow a development like this to move forward:

- Increase Density;
- Increase Lot Coverage;
- Decrease Parking;

- Sidewalks may be an issue also.

Brian Card posed the question, how do you define this type of development to allow modifications to the above? Ann-Marie Aubrey offered Adult Retirement Community (not State licensed). Brian Card does not think it is defined enough. Discussion continued regarding how to work this into the Regulations.

Brian Card suggested that the simplest way would be Independent Living under PRD and to tie it into the State of Connecticut Regulations/Definition and to adjust density and parking (MRC can be added). All other things still need to be addressed (e.g. lighting, sidewalks, etc.). Ann-Marie Aubrey will research the definitions in the State Statutes.

**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 – Tuesday, January 17, 2017
2. Next Workshop Meeting – Tuesday, January 17, 2017
3. Next Special Meeting – To Be Announced – If needed

### **XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

Elsie Bisset reported:

- She provided copies of Eversource Doing Business in CT Magazine.
- EDC listened to a presentation by Bill Menghi, United We Stand, who purchased and renovated the building at 20 Soap Street. EDC recommended that he receive the maximum 50% discount for increased assessment for three years.

### **XIV. TOWN COUNCIL LIAISON REPORT**

Joyce Ricci reported:

- NTE is not pursuing the use of grey water. CT Water has assured them that they can provide the water.
- Randy DuQuette is the new Council Member replacing John Halilbergh, Jr. Mr. DuQuette had raised funds to build a scoreboard at the Owen Bell Complex.
- The Constabulary passed. First class in July.

### **XV. ADJOURNMENT**

Motion made by Sheila Roddy to adjourn at 9:29 p.m. Motion was seconded by Todd Nelson. Motion carried unanimously (5-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Secretary