



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

**TUESDAY – FEBRUARY 20, 2024**

**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.KILLINGLY.ORG 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 p.m.
- ROLL CALL** – Brian Card, Michael Hewko, Virge Lorents, John Sarantopoulos, Keith Thurlow.  
Matthew Wendorf was absent with notice.
- Staff Present** – Ann-Marie Aubrey, Director of Planning & Development; Jonathan Blake, Planner I/ZEO;  
Jill St. Clair, Director of Economic Development.
- Also Present** – Peter Thurlow, JPF Rentals LLC; Paul Terwilleger, PC Survey Associates; Ulla Tiik-Barclay, Town  
Council Liaison; J.S. Perreault, Recording Secretary.  
There were approximately ten additional people present in the audience.
- Present via Online** – Bruce Woodis, Archer Surveying and KWP Associates.
- II. **SEATING OF ALTERNATES** – Michael Hewko was seated as a voting Member for this meeting in the absence of  
Matthew Wendorf.
- 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 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.killingly.org.

**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 2630-925-0424 when prompted.

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2024 FEB 26 AM 8:10  
Elizabeth M. Wilson

- **Ed Grandelski**, Upper Maple Street, commented that final decisions of the Commission should include consideration regarding alternate access/egress to Town infrastructure and roadways. He also commented that snow shelves should be identified when looking at designs.

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

- Ann-Marie Aubrey stated that Mr. Grandelski had previously made his comments to Staff and that she had made note of them.

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

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**NOTE: To participate in THE PUBLIC HEARINGS – the public may join the meeting via telephone while viewing the meeting on Facebook live.**

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The above information was read aloud.

#### PUBLIC HEARINGS CONT:

Keith Thurlow recused himself, and left the room. Vice-Chair, Brian Card, assumed the position of Chair for this Application.

1) **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & C. Chenette/ Landowners ); 18 Ware Road (GIS MAP 40, LOT 27) and 21 Pineville Road (GIS MAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new residential rental units, w/community bldg., parking, drainage and appurtenant utility services; under TOK Zoning Regulations; Medium Density, Section 410.3.2(j) Special Permitted Uses, (j) Multi-family Development; Section 555, Multi-Family Development; Article VII, Special Permits; Section 470 Site Plan Review.  
**CONT FROM 11/20/2023 & 12/18/2023 & 01/16/2024**

Peter Thurlow, JPF Rentals, LLC and owner of 18 Ware Road, explained about changes that they have made to the proposed plans, based on comments made at the previous meeting:

- Switched the main entrance and the emergency entrance. Now, they are proposing the main entrance will come off of Ware Road where the current driveway is for the house and apartments that are there. The emergency exit will go down Pineville Road.  
Mr. Thurlow explained that they feel that this will address some of the concerns from the public and the Commission:
  - It will eliminate a lot of traffic at the intersection.
  - No headlights will shine into the property across Pineville Road.
  - Regarding run-off onto Pineville Road, the emergency access won't be paved, they are proposing processed gravel. Added a riprap swale and a catch basin, so everything will be directed into the swale and, then, into the catch basin.
  - The approach coming onto Ware Road is much more level, so there should not be a run-off issue there.
  - They will be removing the existing mobile home due to the width of the driveway. As part of this, Mr. Thurlow explained that they are within the 200 feet of wetlands across the street on Ware Road and they received IWWC approval for the changes.
  - They are adding a privacy fence on the south side of the entrance and are extending the existing fence on the north side of the entrance. He said it would provide better buffering for the neighbors.



- Regarding architectural plans for the units being built, Mr. Thurlow explained that they modified the plans adding specifications and more details to make them more appealing. He said that they definitely match the area (ranch-style units in a residential area).

Paul Terwilliger, Licensed Land Surveyor with PC Associates, gave an overview (plans were displayed as discussed):

- The Ware Road entrance is a flatter approach to the site (1.5 percent grade coming off the road).
- They can stack some parking spaces in between the existing unit and the proposed new unit – 90 degrees (removing the existing trailer).
- Community building (with laundry facility) at the rear of the property. The road will fork off to the left to three units heading toward the Pineville Road emergency access which will have “No Parking/No Access” signs on either side. It will be gated at the Pineville Road end and there will be a Knox box. Mr. Terwilliger explained that the gravel driveway will have a riprap swale on the north side which will be pitched so that the run-off will be directed into the swale and down into a new catch basin which will feed into another new catch basin on the south corner which will tie-in to the existing drainage on Pineville Road. The gravel will make it more pervious regarding run-off and will also not contribute to lot coverage.

Virge Lorents asked about the maintenance of the gravel road.

Mr. Terwilliger explained that it is only going to be used for emergency access. The gravel will make it more pervious regarding run-off and will also not contribute to lot coverage. There will be 7.5-8 percent slope on that driveway and it will transition down to about 1-1.5 percent as it meets Pineville Road.

Mr. Thurlow explained that he would be responsible, as the owner, to maintain it (including plowing).

- Mr. Terwilliger explained about parking calculations. Due to concerns, they added some parking spaces. The requirement is 24 parking spaces for the development and they are proposing a total of 47 parking spaces (2.75 per unit).
- Regarding garbage concerns, Mr. Terwilliger explained that the Town Ordinance requires a 40-gallon minimum per unit, per collection time period (weekly). A 3.4 cubic-yard dumpster is required. They are proposing two, 4-yard dumpsters (one to be located in the area of Units 4, 5 & 6 and the other one to be located at the center turn-around).
- Regarding utilities: Water and sewer will tie-in to Pineville Road; Electricity will come in off of Ware Road.
- Mr. Terwilliger explained that drainage calculations have not changed much. Run-off from the site is still less than existing conditions.
- Regarding turning radius, Mr. Terwilliger explained that a sheet has been added to the plans that demonstrates that they can accommodate a turning radius for the largest 65-foot fire truck (ladder truck) and school buses.
- Regarding snow storage/removal, Mr. Terwilliger explained that they can handle a 14-snowfall without having to transport it. It could be removed with payloaders, if needed, and it could be dumped over the edge where the pond is. Five-foot peak on piles.
- Regarding erosion control, Mr. Terwilliger explained that when the trees are cleared, they are proposing to pile the wood chips to make a berm along the low sides of the property to contain/filter run-off (he indicated the areas). This is in addition to silt fencing and other erosion control previously proposed.
- They are proposing additional plantings (Green Giant Arborvitaes) between the buildings and adjacent properties to buffer the view from neighboring properties.
- All proposed lighting to be dark-sky compliant (downcast with motion sensors and photocells so they will only be on when needed).
- Regarding the fire cistern, Mr. Terwilliger explained that it will be owned by the owner of the property. It will be his responsibility. The Fire Department will have access to it with a key. Mr. Terwilliger stated



that the Fire Marshal reviewed the plans and has issued a letter stating that everything is in compliance with what he would require for the cistern and turning radii.

- Mr. Terwilliger indicated the location for the bus-stop shelter which has been added at the intersection of Ware Road. The sidewalks run from there all the way up through the site to the houses around the cul de sac. All of the units are connected to sidewalks that lead past the Community Building and down to Ware Road.

#### **QUESTIONS/COMMENTS FROM THE COMMISSION:**

- Michael Hewko suggested that sidewalks be added to go around the parking areas for safety. He also suggested that, in the "Y" of the road, a pedestrian crossing be added to each side. Mr. Hewko also asked about an area on the plans where the trees stop.  
Mr. Terwilliger and Mr. Thurlow expressed agreement that they could do pervious walkways along there and also add the pedestrian crossings. Regarding the trees, Mr. Terwilliger explained about the stockade and privacy fencing that is to be installed in those areas.
- John Sarantopoulos noted that there is only one door for the Community Center and that there should be another door in the case of an emergency. He asked if it is 2x6 framing throughout and he asked about 2x8 floor joists. He suggested adding a cornice in the rear to separate floors as he feels it would make the buildings more attractive. He asked about the heat.  
Mr. Terwilliger and Mr. Thurlow expressed agreement that they will add another door (the windows are egress windows).  
Mr. Thurlow stated that it is 2x6 framing throughout and he explained that the 2x8's meet the building code.  
Regarding what type of heat, Mr. Thurlow stated that it would be electric mini-splits (wall units).
- For the Record, Brian Card asked that the Applicant go through the Memo from Town Engineer, David Capacchione (dated January 11, 2024) and to explain the changes made to the plans.  
Mr. Terwilliger reviewed the following:
  - Comment #1 – Mr. Terwilliger explained that the copy of the executed grading easement cannot be provided until both existing properties are owned by the Applicant.  
Mr. Card asked if a note has been added to the plan stating that the grading easement will be provided.  
Mr. Terwilliger stated and indicated that it is called out as a five-foot grading easement on the plan and he stated that, at the time that it is needed, an instrument will be recorded on the land records.  
Mr. Terwilliger stated that he can put a note to that effect on the plan.
  - Comment #2 - H-20 walk detail is shown on the plan.
  - Comment #3 - Privacy fence detail is shown on the plan.
  - Comment #4 – Perforated infiltration pipe in the bottom of the detention basin shown on the plan.
  - Comment #5 - Mr. Terwilliger indicated the location of an 18-inch pipe on Ware Road that they do not know where it goes. He explained that there is a buried structure and during construction, they will uncover it and determine what they need to do (catch basin top or manhole cover or something else). Town Engineer and the Wetlands Agent will be contacted.
  - Comment #6 – They provided the sanitary sewer connection for each unit.
  - Comment #7 – They added stationing to the utility plan.  
Mr. Terwilliger stated that they have addressed all of the comments to Mr. Capacchione's satisfaction. Mr. Terwilliger stated that Mr. Capacchione has reviewed the latest plans regarding the driveway base and will change that detail (per Mr. Capacchione's e-mail dated January 16, 2024). Mr. Terwilliger suggested that this be a condition of approval as it has not been done yet.  
Mr. Terwilliger also stated that Mr. Capacchione called him at 5:10 this evening with one more comment regarding anti-tracking pad on the Pineville Road entrance, so they will be adding that to the plan also.
- Mr. Card asked about recycling and he asked about the distance from the gate to the public roadway. Mr. Terwilliger stated that they will add recycling in the same area as the dumpsters.

Mr. Terwilliger stated that the distance between the gate and the public roadway is 20 feet. Mr. Thurlow explained that they will move it back so that a fire truck can pull all the way in.

**QUESTIONS/COMMENTS FROM STAFF:**

- Ann-Marie Aubrey asked if there is a reason why there are evergreens shown around every unit, but Unit 16.  
Mr. Terwilliger explained that it is due to the house location on the abutting property, but he said that they can add six more trees in that location.

**QUESTIONS/COMMENTS FROM THE PUBLIC:**

- John LaBelle, 57 Island Road, spoke of how he feels that there should be an architectural review process, gravel sidewalks are not good for people with wheelchairs, the sidewalk by Unit 4 does not traverse around the unit, why are developments allowed to drain off-site, how would this development be affected if Text Change Application #24-1329 is approved.  
Regarding Application #24-1329, Mr. Card explained that it is not applicable at this point in time and if it does get reviewed and approved, the Commission would deal with applications that come before them at that point in time.
- Ed Grandelski, Upper Maple Street, spoke of concern regarding the drainage easement because the Applicant can't guarantee the Town the easement if he doesn't own the property (he made reference to Briarwood). Mr. Grandelski also expressed concern regarding off-site run-off and how it would affect MS4 and sampling requirements. He said that on-site retention basins are supposed to pick up everything except the 1,000-year flood.
- Jennifer Sullivan, 39 Pineville Road, commented that the water and sewer pipes that service that area were built in 1896 and she voiced concern for how they will be able to handle double the population in that area.

- John Sullivan, 39 Pineville Road, asked if the gravel emergency access will be open or blocked off, he expressed concern about the current run-off and what it will be like with the development, he also asked if anything was added to the lot to the north.

Mr. Thurlow stated that the emergency access will be blocked off.

The drainage plan was displayed and Mr. Thurlow, Mr. Card and Mr. Terwilliger explained about the swale and the flow of the drainage which ties-in to the existing drainage system in the road.

Mr. Card explained that the drainage calculations submitted for the plan demonstrate that the stormwater run-off is less than what is currently occurring today, from a flow standpoint. Stormwater will be retained in the pond, discharging at a much slower rate than exists today. It drains to the Town of Killingly Stormwater System which has been reviewed by the Town Engineer who has stated that the system is adequate for this development. If the system fails, if it is on the private development, the private development has to repair that system that ends up tying-in to the Town of Killingly system. Regarding if anything was being added to the north, Mr. Terwilliger explained that it is getting smaller due to the driveway and he stated that there is no proposed development for that lot other than that the garage will be removed.

Regarding Mr. Grandelski's comment about the easement, Mr. Terwilliger clarified that they are not proposing an easement to the Town, it is a grading easement that would be between the two private property owners along that driveway. The Applicant will purchase the other property and will own both properties.

Mr. Card explained that in order for the Applicant to do the grading to put the swale in for the drainage, the easement to cross that property line will be needed, so it will be a condition of approval.

- Ulla Tiik-Barclay commented that both of the properties need to be purchased in order to have the acreage allowable for that development.



Mr. Thurlow explained that he had submitted a Purchase and Sale Agreement contingent on PZC approval.

Motion was made by John Sarantopoulos to close the public hearing for **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & C. Chenette/ Landowners ); 18 Ware Road (GIS MAP 40, LOT 27) and 21 Pineville Road (GIS MAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new residential rental units, w/community bldg., parking, drainage and appurtenant utility services; under TOK Zoning Regulations; Medium Density, Section 410.3.2(j) Special Permitted Uses, (j) Multi-family Development; Section 555, Multi-Family Development; Article VII, Special Permits; Section 470 Site Plan Review. **CONT FROM 11/20/2023 & 12/18/2023 & 01/16/2024**

Second by Virge Lorents. No discussion.

Motion carried by voice vote (4-0-0). Keith Thurlow had recused himself.

Keith Thurlow returned to the room and resumed the position of Chair.

2) **Special Permit Appl: 24-1328**; Austin Noel (Fred Schramm/Landowner); 427 Chestnut Hill Rd, GIS MAP 66, LOT 14, Rural Development; (home occupation) welding and fabrication business out of the garage, RD Sect. 410.1.2(l), (Spec Perm, Home Occupation) and Sect 595 (Home Occupation).

Austin Noel represented himself and reviewed the applicable Sections of the Regulations:

- His business will be primarily mobile.
- Any welding on the property will take place inside the garage, no welding outdoors on the property. Ann-Marie Aubrey explained that Staff visited the site earlier in the day and that Mr. Noel will only be using one bay of the garage (approximately 600 s.f.). The other bay is used by the homeowner.
- It is secondary to the residential use. Someone is living in the house.
- No employees.
- No plans to install any signage.
- Will not be creating any noise, smoke, odors, toxins that would be a nuisance to neighbors.
- No interference with radio signals.
- No additional traffic to the neighborhood,
- No customers coming and going from the property. He usually goes to them.
- Regarding toxic materials, Mr. Noel explained that the metals are solid and they have to be made to a gas to be toxic and he also explained that he doesn't work in a confined space.
- Not selling any products at the property.
- Will comply with all State and federal regulations.

Mr. Thurlow stated that any alterations to the dwelling would need to be inspected by the Building Official.

#### **QUESTIONS/COMMENTS FROM COMMISSION MEMBERS:**

- Michael Hewko asked what welding equipment is currently in the part of the garage that will be used and he asked what the garage is made of.

Mr. Noel stated two welders, a plasma cutter and a tool box with all of his hand tools. The garage is a steel building.

Ann-Marie Aubrey explained that during the site inspection, she explained to Mr. Noel that the Fire Marshal should also visit the site to make sure that everything is in compliance. She said that Mr. Noel agreed and had no problem with the Fire Marshal or the Building Official visiting the site.

- Regarding exhaust gases, Brian Card asked if Mr. Noel has a self-contained hood or if he will be venting through wall vents. He asked if there would be any specialty metal welding.

Mr. Noel stated wall vents with both bay doors open and also the man door. He said he also usually has a fan.

Mr. Noel explained he would, but rarely.

- Virge Lorents asked if specialty welding would be toxic.  
Mr. Noel explained that he doesn't consider it to be particularly toxic and he explained that it requires a different machine than stainless steel.
- John Sarantopoulos asked about the type of welding that would be done. He also asked about the type of machinery that would be used.  
Mr. Noel explained that he does all types of welding and about the types of machinery that he would eventually like to use.
- Keith Thurlow asked, for the Record, if Mr. Noel lives at the property. He also asked if Mr. Noel had fire equipment there.  
Mr. Noel stated that he does live at the property and that he does have fire equipment.
- Mr. Card referred to the two items noted by Staff: He asked if Staff was provided with a signed application; and he also asked about site cleanup.  
Ms. Aubrey stated that Mr. Noel will be providing the documentation to Staff and she noted that he has answered the questions from the Commission on the public Record and that she will have him sign the application.  
Ms. Aubrey explained that was part of the site visit and that part of the property is a farm so some of the equipment is for the farm. It is not a junkyard.

#### **QUESTIONS/COMMENTS FROM THE PUBLIC:**

- John LaBelle, 57 Island Road, asked about what he has for a fire suppression system.  
Mr. Noel explained that he has a hose and multiple fire extinguishers (A, B & C). He explained that, as far as he understands, you only need to have a fire extinguisher capable of putting out the fire that you are involved with and no combustibles within 35 feet.  
Mr. Thurlow stated that it would be for the Fire Marshal/Building Official to determine.  
Mr. Sarantopoulos asked if it is regulated by the State or they do inspections.  
Mr. Noel explained not at his scale. A shop with employees would have OSHA.
- Jason Anderson, 125 Lake Road, asked if Mr. Noel would be doing any welding or work with galvanized metal. He also asked if there would be any magnesium metal anywhere on the site.  
Mr. Noel stated that he has.  
Mr. Anderson recommended that he have a ventilation system because of the risk of galvanic poisoning. He voiced concern regarding toxicity levels due to that gas being released into the neighborhood and if it could affect neighbors.  
Mr. Noel stated that there would not be any magnesium metal on the site.  
Mr. Thurlow, again, stated that it would be for the Fire Marshal/Building Official to determine.

#### **QUESTIONS/COMMENTS FROM THE COMMISSION MEMBERS:**

- Brian Card asked, for clarification on the map, if the garage is the first building on the left, coming up the driveway.  
Ms. Aubrey stated that it is.

Motion was made by Virge Lorents to close the public hearing for **Special Permit Appl: 24-1328**; Austin Noel (Fred Schramm/Landowner); 427 Chestnut Hill Rd, GIS MAP 66, LOT 14, Rural Development; (home occupation) welding and fabrication business out of the garage, RD Sect. 410.1.2(I), (Spec Perm, Home Occupation) and Sect 595 (Home Occupation).

Second by Michael Hewko. No discussion.

Motion carried unanimously by voice vote (5-0-0).



3) **Zone TEXT Change Appl: 24-1329**; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density.

(NOTE: Edits, if any, may be suggested, and 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.)

Bruce Woodis, Archer Surveying and KWP Associates (via online), represented the Applicant and gave an overview:

Mr. Woodis explained that some of the regulations are a little confusing and they are trying to, by the proposed changes, clarify and identify certain parts of the regulations primarily related to coverage and density requirements.

Mr. Woodis reviewed the proposed changes to Section 555 – MULTI-FAMILY DEVELOPMENT (copies were included in packets to Commission Members):

- Item #3 – “Multi-family development shall comply with the underlying zone lot coverage and height requirement” would be deleted and the following would be added, to be specific:  
Lot coverage in a multi-family development shall not exceed the following:
  - 30% in Low Density Zone
  - 35% in Medium Density Zone
  - 40% in Residential High (Borough) ZoneMaximum building heights shall comply with the requirements of the underlying zone.

Mr. Woodis said that these percentages are based on what is currently contained in the PRD Regulations for lot coverage.

- Item #4 – Second sentence would be deleted and the following would be added:  
The minimum distance between principal buildings shall be based on minimum fire code requirements.

Mr. Woodis explained that in the PRD, the minimum separating distance is 30 feet, but may be reduced with the use of fire-rated materials and the approval of the Building Official and Fire Marshal. Mr. Woodis feels that it is more appropriate to be based on safety requirements.

- Item #10 – “requirements of the underlying zone. (LD, MD, RH B)” would be deleted and the following would be added:  
“maximum coverage requirements contained herein.”

Mr. Woodis explained that this would be more appropriate for multi-family as minimum density requirements in low and medium density zones are, primarily, based on single-family or two-family dwellings, so he does not feel it is correct to limit your multi-family density to that.

#### **QUESTIONS/COMMENTS FROM THE COMMISSION MEMBERS:**

- Keith Thurlow commented that they are rewriting those regulations, but also proposing to add ten percent in the Low-Density Zone, add five percent in the Medium-Density Zone and add ten percent in the Borough Residential Zone. Mr. Thurlow would like to know the difference it would make in terms of development, but it is difficult without a specific lot in mind (acreage/building square footage). Mr. Woodis explained that it is appropriate to have greater lot coverage for multi-family so you can have all of the necessary parking, drainage, building sizes, etc.
- Brian Card noted that in PRD there is a significant amount of open space that is required which is not required in multi-family, which is one of the reasons you get some additional coverage and some additional densities. He asked how they would account for that.  
Mr. Woodis, again, explained that he feels that it is appropriate to have greater lot coverage for multi-family for all of the necessary requirements (parking, driveway, storm drainage, setback requirements,



landscaping, etc.) and not be required to have passive or active open space. He noted that multi-family development is by special permit.

- John Sarantopoulos commented that lessening the standards would inflame the antagonistic confrontation between those that want to develop and those that want it to remain strictly residential, primarily single-family or duplex.
- Mr. Thurlow commented that this is something that the Commission would need to look at more thoroughly because it doesn't address as much as it should.
- Brian Card asked Mr. Woodis how he would differentiate between multi-family from PRD. Mr. Woodis stated that multi-family is primarily larger buildings, more units and they would be placed in appropriate locations as opposed to the PRD which is primarily setup for more of a broad-based development with smaller units. Multi-family is more like the traditional multi-unit condominium/apartment building where the PRD is more of a country-type setting where the buildings are spread out and a smaller number of units. Mr. Card explained that PRD does not limit the type of units to be built, so you can build multi-unit buildings in PRD. He explained that one of the differentiators is that multi-family is typically a little bit more on the lessor of the development side, so if changing lot coverage and densities to be consistent with PRD, he asked what would be the differentiator between the two? Mr. Card stated that they would, essentially, become similar regulations and the only difference would be that PRD requires significant additional work related to open space and other activities in the PRD, whereas, the multi-family would not require that. He asked Mr. Woodis if that is a fair statement. Mr. Wood stated that currently, according to the Regulations, that would be a fair statement.

Ann-Marie Aubrey stated that public comment had been received from Norm Thibeault of Killingly Engineering Associates (dated February 20, 2024), in which, he also suggests changes to Section 555 – MULTI-FAMILY DEVELOPMENT, for consideration (copies were provided to Commission Members at this meeting). Ms. Aubrey read aloud, from the letter, Mr. Thibeault's suggestions and questions.

Jonathan Blake explained that he had spoken with Mr. Thibeault:

- Regarding pre-existing multi-family developments in the RD Zone, Mr. Thibeault references two that he knows of that predate the adoption of the 1989 Multi-Family Regulations. Mr. Blake explained that if those two wanted to expand now, they would have to get a variance. Mr. Thibeault's thought behind particularly identifying the two was similar to the MMUD (they had been re-zoned). He feels that these two could, potentially, be developed in the future under the proposed regulations without including the use in RD. Mr. Blake noted that, if the Commission is looking to consider this change, the Town Attorney should review the language.
- Regarding Mr. Thibeault's question regarding increasing lot acreage to greater than five acres, Mr. Blake explained that this was based off of the two that are already developed in the RD Zone (both are greater than five acres). Mr. Blake noted that the current definition for multi-family development in Section 300 caps a multi-family development proposal for lots no greater than five acres. So, it can be anything below, but nothing above.
- Mr. Blake explained Mr. Thibeault's suggestion regarding the public water system and sewer.

#### **QUESTIONS/COMMENTS FROM THE COMMISSION MEMBERS:**

- Michael Hewko commented about Item #4 "The minimum distance between principal structures shall be based on minimum fire code requirements." He explained that CT State Fire Code Requirements (174 pages) is not easily found. He feels the Fire Marshal should be involved in determining the distance required for applications. Mr. Thurlow also stated concern. There was discussion. Mr. Card stated that we have that allowance already in PRD.



### QUESTIONS/COMMENTS FROM THE PUBLIC:

- Ulla Tiik-Barclay, 26 Dark Lantern Hill Road, stated that she is speaking as a resident, a tax payer and as a Town Council Member representing District 3 and the residents of Killingly. She referred to previous applications for which residents voiced opposition. She said that we don't want increased density. People move here because they want to live in a rural area. She said that she has heard comments that Killingly is easy for developers. She said that multi-family development is clearly defined in the Borough Zoning Regulations and she read aloud from Article IV Classification of Districts, Section 470, Table A Dimensional Requirements which stated medium density maximum lot coverage 25 percent. She said that the developer is not here just for clarifications, he is here to increase the density which. That is not what we want. She said that the 40-foot distance between buildings is quite clear. She said that she tried to look up the fire codes and it says that the municipalities have more stringent codes. She said that the proposed text change is for the benefit of a developer, not for the benefit of the Town or its residents.
- Michell Murphy, 325 Breakneck Hill Road, spoke in opposition. She urged that Staff and the PZC remain on the side of less lot coverage and less density. In speaking with people and listening to PZC meetings, she finds that there is a majority of people that wish to keep Killingly more rural, and speaking as a citizen, she feels the same. She stated agreement with Ulla Tiik-Barclay.
- John LaBelle, 57 Island Road, read aloud the following statement (he did not know the source): "The absence of a proposed locations contemplated by applicant in the public notice renders such notice insufficient." He submitted it to the Recording Secretary who gave it to Chairman Thurlow at the end of the meeting. Mr. LaBelle then read aloud from Article I, Section 120 – Intent. Mr. LaBelle voiced concern regarding congestion, minimum fire separation distance and fire walls (he referred to Table 705.5 of the Building Code). Mr. LaBelle displayed Killingly and Borough Zoning Maps indicating the areas that would be impacted by the proposed changes to the Regulations. He referred to Proposed Item #4 and he said that the codes established in the United States in 1955 are minimum.  
Although there was no change proposed to Item #9, Mr. LaBelle regarding accessibility, he suggested that the last sentence should state what it is in accordance with (federal and State codes).  
Item #10 – Mr. LaBelle stated it should not be changed.  
Item #11 – Although no change is proposed, Mr. LaBelle commented about the need for more detail..  
Item #16 – Mr. LaBelle suggests removing "where practical."  
Item #17 – Mr. LaBelle stated that it is the hook to establishing an architectural review.  
Mr. LaBelle suggested that the Commission look up a stadium fire in May 1985.
- Jason Alexander, 125 Lake Road, spoke of how he hears from people that they like the rural nature of Killingly and don't want to see it developed. He asked if the developer is familiar with the Section 3.4.A of the POCD – Housing Goals Policies and Actions and Section 3.5.A – Land Use Goals Policies and Actions. He asked how these text changes fall within the POCD.
- Ed Grandelski, Upper Maple Street, commented that this is rural Killingly, not urban Bridgeport and that these change belong in a heavily-developed, urban community, not here. He explained about how the actual increase for low density going from 20% to 30% is 50 percent from what the standard is, for medium density from 30% to 35% is actually an increase of 16%, and Borough high density from 30% to 40% is actually an increase of 33%. He said that this is unacceptable.  
Regarding separation between buildings, Mr. Grandelski commented that we have volunteer fire departments, not paid 24/7, at-the-fire-station, ready personnel. He said that the 40 feet should stand alone, there is no question.  
Mr. Grandelski stated that these changes were supposed to clarify existing language and he said that 40 feet is very clear, but there is no clarity in building code requirements.  
Mr. Grandelski stated agreement with Mr. LaBelle regarding removing "where practical" from Item #16 and all utilities should be underground.  
Mr. Grandelski commented that there are no changes proposed for fire suppression. He spoke of the need for sufficient water for fires, of the need for increased density on driveways, roadways, sidewalks, and designed on-site retention basins.



Mr. Grandelski stated that he is not in favor of any of the proposed changes.

- Michelle Murphy commented that the way she understands PRD is that there are two types: Independent Residential Living and Residential Life Care Community (which already have provisions for more density).  
Ann-Marie Aubrey explained that the way the Commission has looked at Independent Residential Living has been single-family units (not disabled) and Residential Life Care Communities are things like the 75-unit Westview complex.
- John Sarantopoulos spoke about the cluster development requirement to be located near public water and sewer because of the volume. He said that there is also a fire issue.  
Mr. Sarantopoulos referred to, and read aloud from, Article I, Section 120. He said that we would be going against the PZC's intent with a proposal such as this for a select group (who are not part of this Community) to get what they want.

Bruce Woodis stated that he heard the comments and he requested that the public hearing be kept open to give him an opportunity to take a look at the proposal and try to get it more in keeping with the current Regulations and get the coverage requirements and separating distances where they belong. He said that they would analyze and modify to make it more palatable.

**QUESTIONS/COMMENTS FROM THE PUBLIC continued:**

- Michelle Murphy commented that she does not feel that there is a need for a continuance.
- Tom Egan, 108 Stone Road, stated that there should be no need for a continuance and it should be closed and keep it the way that it is.

Ann-Marie Aubrey explained that whether to close or continue is the Commission's decision.

Motion was made by Brian Card to continue the public hearing for the public hearing for **Zone TEXT Change Appl: 24-1329**; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density, to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, March 18, 2024, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.  
Second by Virge Lorents.

Discussion:

Mr. Card explained that it is consistent for the PZC to continue the public hearing to give the Applicant the opportunity to address the comments that were made and re-present to the Commission.

Mr. Sarantopoulos commented that the PZC should be taking a look at this, not to have someone come in to say what to do. Mr. Card explained that it was presented to the PZC which had the opportunity during the public hearing to make changes to the proposed amendment.

ROLL CALL VOTE: John Sarantopoulos – no; Brian Card – yes; Michael Hewko – yes; Virge Lorents – yes; Keith Thurlow – yes.

Motion carried (4-1-0). John Sarantopoulos was opposed.

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

1) **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & C. Chenette/ Landowners ); 18 Ware Road (GIS MAP 40, LOT 27) and 21 Pineville Road (GIS MAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new residential rental units, w/community bldg., parking, drainage and appurtenant utility services; under TOK Zoning Regulations; Medium Density, Section 410.3.2(j) Special Permitted Uses, (j) Multi-family Development; Section 555, Multi-Family Development; Article VII, Special Permits; Section 470 Site Plan Review.  
**CONT FROM 11/20/2023 & 12/18/2023 & 01/16/2024**

Keith Thurlow recused himself, and left the room. Vice-Chair, Brian Card, assumed the position of Chair for this Application.

Motion was made by John Sarantopoulos to approve **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & C. Chenette/ Landowners ); 18 Ware Road (GIS MAP 40, LOT 27) and 21 Pineville Road (GIS MAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new residential rental units, w/community bldg., parking, drainage and appurtenant utility services; under TOK Zoning Regulations; Medium Density, Section 410.3.2(j) Special Permitted Uses, (j) Multi-family Development; Section 555, Multi-Family Development; Article VII, Special Permits; Section 470 Site Plan Review. **CONT FROM 11/20/2023 & 12/18/2023 & 01/16/2024, with the following conditions:**

- Sidewalks installed around the parking lot previous to make sure that we don't exceed the requirements.
- Pedestrian crossings at the intersections.
- Community center to have a second door added to the back (or somewhere to the building) for emergency egress.
- The five-foot grading easement be executed and provided for the Record.
- If 18-inch CMP is encountered, the Applicant will contact the Town of Killingly Engineer. Notes to be added to the plans.
- Paving details to be modified consistent with the Town Engineer's specifications.
- Anti-tracking pad along Pineville Road will be needed.
- Recycling receptacles be added to the solid waste locations.

Discussion: Mr. Hewko asked about the Fire Marshal's comments. Ann-Marie Aubrey confirmed that she had spoken with the Fire Marshal and that the Town Engineer's comment about paving was included.

Second by Virge Lorents. No discussion.

ROLL CALL VOTE #1: Michael Hewko – yes; Virge Lorents – yes; John Sarantopoulos – yes; Brian Card – yes.

Motion carried (4-0-0). Keith Thurlow had recused himself.

Keith Thurlow returned to the room and resumed the position of Chair.

2) **Special Permit Appl: 24-1328**; Austin Noel (Fred Schramm/Landowner); 427 Chestnut Hill Rd, GIS MAP 66, LOT 14, Rural Development; (home occupation) welding and fabrication business out of the garage, RD Sect. 410.1.2(l), (Spec Perm, Home Occupation) and Sect 595 (Home Occupation).

Motion was made by Brian Card to approve **Special Permit Appl: 24-1328**; Austin Noel (Fred Schramm/Landowner); 427 Chestnut Hill Rd, GIS MAP 66, LOT 14, Rural Development; (home occupation) welding and fabrication business out of the garage, RD Sect. 410.1.2(l), (Spec Perm, Home Occupation) and Sect 595 (Home Occupation).

Second by Virge Lorents. No discussion.

ROLL CALL VOTE #2: Virge Lorents – yes; John Sarantopoulos – yes; Brian Card – yes; Michael Hewko – yes; Keith Thurlow – yes.

Motion carried unanimously (5-0-0).

3) **Zone TEXT Change Appl: 24-1329**; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density.

(NOTE: Edits, if any, may be suggested, and 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.

Continued to Monday, March 18, 2024, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

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



1) **Site Plan Review Appl #24-1330** – Samantha & William Menghi (Samantha Menghi / Landowner); 476 Bailey Hill Road; GIS MAP 170; LOT 12.2; ~2.8 acres; Rural Development; construction of a one-bedroom accessory dwelling w/garage.

**Receive, and consider allowing staff to conduct the site plan review.**

Keith Thurlow commented that he would be in favor of site plan review by Staff.

Motion was made by Virge Lorents to receive and allow Staff to conduct the Site Plan Review for **Site Plan Review Appl #24-1330** – Samantha & William Menghi (Samantha Menghi / Landowner); 476 Bailey Hill Road; GIS MAP 170; LOT 12.2; ~2.8 acres; Rural Development; construction of a one-bedroom accessory dwelling w/garage.

Second by John Sarantopoulos. No discussion.

ROLL CALL VOTE #3: Brian Card – yes; Michael Hewko – yes; Virge Lorents – yes; John Sarantopoulos – yes; Keith Thurlow – yes.

Motion carried unanimously (5-0-0).

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

1) Regular Meeting Minutes – JANUARY 16, 2024

Motion was made by Virge Lorents to adopt the Regular Meeting Minutes – JANUARY 16, 2024.

Second by Brian Card. No discussion.

Motion carried by voice vote (3-0-2). Brian Card and Michael Hewko abstained.

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

1) Workshop Schedule – Schedule another workshop for Monday, March 18, 2024 @ 6:00 pm to start/continue the discussion of the proposed revisions to the Planned Residential Development Regulations and proposed (General) Design Standards.

Workshop Monday, March 18, 2024 @ 6:00 p.m.

**XI. CORRESPONDENCE**

1) Zoning Practice – February 2024 Edition

2) Letter from Crown Castle, dated January 11, 2024 – Notice of Exempt Modification for 280 Ross Road Complete application in Planning and Development Office for Review.

Ms. Aubrey explained that some towers will be removed and new ones will be installed.

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

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

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

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

Jill St. Clair reported on the recent actions of the Economic Development Commission regarding remediating Brownfields, Actions in the POCD pertaining to Economic Development and an environmental program at the Library.

**XIV. TOWN COUNCIL LIAISON REPORT**

Ulla Tiik-Barclay reported that there will be a special meeting of the Town Council on February 21<sup>st</sup>.

**XV. ADJOURNMENT**

Motion was made by Brian Card to adjourn at 9:26 p.m.  
Second by Michael Hewko. No discussion.  
Motion carried unanimously by voice vote (5-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Secretary