



**TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION  
MONDAY – APRIL 17, 2017**

**Regular Meeting**

**7:00 PM**

**Town Meeting Room, Second Floor**

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

**MINUTES**

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2017 APR 25 PM 2:56  
Elizabeth M. Quisenberry

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

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

Milburn Stone was absent due to a family emergency and Matthew Wendorf had not been sworn in yet.

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

**Also Present** - Joyce Ricci, Town Council Liaison (left at 8:00 p.m.)

**II. SEATING OF ALTERNATES** – Keith Thurlow stated that Virge Lorents would be seated as a voting member in the absence of Milburn Stone.

**III. AGENDA ADDENDUM** – None.

Motion was made by Todd Nelson to move Agenda Item:

**XIV. TOWN COUNCIL LIAISON REPORT**

to above Agenda Item:

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

Second by Virge Lorents. Motion carried unanimously (5-0-0).

**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) – None.

**XIV. TOWN COUNCIL LIAISON REPORT**

Joyce Ricci Reported:

- Academy Street is now a one-way street. Ms. Ricci stated that Sheila Roddy had voiced concern that neighbors had not been notified. Ann-Marie Aubrey stated that the front page of the Town's website explains that only a portion of Academy Street is now one way.
- Ms. Ricci stated that she feels that there will be no increase in the budget this year once cuts are made. She said that the Town Manager is very economical with the Town Council budget.
- NTE update: Attorney St. Onge suggested some items be discussed in executive session (e.g. 20-year pay plan agreement which is in the negotiation process).

There was discussion regarding the budget. Ann-Marie Aubrey explained that the municipal budget went up by \$1.9 million. However, \$1.7 million of that is for an unfunded mandate for the Town to pay into the teachers' retirements. The Town is preparing for the worst, but it is hoped that we will not have to pay the full \$1.7 million. The remaining \$200,000.00 is mostly the

contractual relationships. The school budget went up by approximately \$800,000.00 which is mostly contractual.

- The Town Manager is interviewing retired police officers for constable positions.

**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 #17-1164; Francine\_Nichols; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit above a garage; 20'x24'; 480 sq. ft. studio unit with full bath; address 91 River Road; GIS Map 30, Lot 15; ~1.8 acres; Rural Development Zone.

Included in the packets to the Commission Members: survey map; photos; and letter of approval from NDDH dated September 30, 2014 (with the condition that the septic tank be pumped every three years). Ann-Marie Aubrey confirmed that the placards and legal notices were done.

Frank Monroe, 91 River Road, gave an overview of the project:

- Put the toilet and the kitchen sink back in. He explained that the sewer pipe goes from the garage into the house and straight through the house to the septic tank. He enlarged the tank in 2004.

Mr. Monroe answered questions from the Commission:

- 480 s.f.
- Rural Development Zone.
- Two dwelling units on the property.
- Meets all setbacks.
- Within 150 feet of primary residence.
- Meets all fire and building codes.
- Open concept with one bathroom.
- He has the septic tank pumped out every two years (will be done within the next two weeks).

Ann-Marie Aubrey explained that the requirement for waiver of a general location survey has been met (copy of survey map). The structure is already in place and has been approved as a garage.

Motion was made by V. Lorents to close Special Permit Application #17-1164; Francine\_Nichols; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit above a garage; 20'x24'; 480 sq. ft. studio unit with full bath; address 91 River Road; GIS Map 30, Lot 15; ~1.8 acres; Rural Development Zone. Second by Todd Nelson. Motion carried unanimously (5-0-0).

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

None

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

1. Re-subdivision Application #17-1166; T&B Building Company; proposed five (5) lot re-subdivision, one (1) existing residence and four (4) new ones; 322 Mashentuck Road & Cook Hill Road; GIS Map 162, Lot 15; ~13.64 acres; Rural Development Zone.

Ann-Marie Aubrey stated that she had provided copies of an updated memorandum from Town Engineer, David Capacchione, dated April 17, 2017, to each of the Commission Members.

Paul Archer, Archer Surveying, represented the Applicant and gave an overview of the project (Mr. Thurlow pointed out that the presentation is required to be on the projection screen so that the public can see and asked that Mr. Archer comply in the future.):

- He stated that he had received the updated memo from Mr. Capacchione and that he had incorporated changes into the site plan. He provided copies of the revised plan to the Commission Members.
- Existing Conditions: 13.56 acres with one existing house with an existing garage, enters off of Mashentuck Road. Existing lines of clearance depicted. It was part of a subdivision that had been done in the late 1980's.
- Proposed Five-Lot Subdivision: One Lot to enter off of Cook Hill Road (80,000 s.f.); Lot with existing house (a little over 80,000 s.f.); Lot 15-2 with frontage on Mashentuck Road (82,000 s.f.); Two lots (4 acres each) with one shared driveway.
- IWWC and NDDH approvals obtained (Ann-Marie Aubrey confirmed that she has received them).
- Site Development:
  - 1) Mr. Capacchione is concerned with the amount of water that may come onto Mashentuck Road from the shared driveway. Mr. Archer explained that it would be a gravel driveway designed and running at, roughly, a 5 percent pitch. He indicated that the others are at 5 percent, one at 8 percent (off of Cook Hill, gravel but going away from the Road). He explained that he had spoken with Mr. Capacchione regarding two others that will have a clean-water grass swale designed according to the new MS4 regulations.
  - 2) Note #4 on Mr. Capacchione's Memo: "Please formalize your rights to drain along Mashentuck Road." Mr. Archer indicated on his plan and explained that the original design was to install a clean-water settling basin to come to a clean-water swale. He indicated and explained that there is a verbal agreement with the neighbor to the north which would allow them to do a swale down Mashentuck Road and to tie into the Town's paved leak-off which is about 20 feet to the north of the property. They will see if the paved leak-off is good enough. Or, per meeting with Mr. Capacchione, he may prefer that the Town's paved leak-off be removed and make a modified riprap swale. They would work with Mr. Capacchione regarding size.
  - 3) Note #6 on Mr. Capacchione's Memo: They may need to install a couple guard posts. Mr. Archer stated that Mr. Capacchione did not address the drainage calculations (which had been provided). He indicated and explained that 150-foot radius' are needed around the well. He said that they will do whatever the Town needs.

Keith Thurlow asked about the location of the swale line and getting the neighbor's permission. Mr. Archer explained that, if they did not get the permission, they would do a clear-water retention pond as originally designed. They have verbal okays, but they do not have executed deeds giving the drainage easement. Mr. Archer said that he does not see a significant amount of water going down there. Brian Card asked about the Town's drainage (north or south side of Mashentuck Road). Mr. Archer explained how the water drains.

Mr. Archer stated that they are also proposing a 5-foot snow shelf and indicated the location. Mr. Capacchione will provide a detail sheet to be incorporated into the plans.

- 4) Another concern of Mr. Capacchione's is the Town Head Wall (north corner at 15-4) which drains onto this property. The Town does not have formal rights to drain onto the property, but they will work with the Town to issue the right to drain onto the property.
- 5) Another concern of Mr. Capacchione's is sight line. Mr. Archer has incorporated sight line numbers for the driveways into the plans.

- 6) Note #3 on Mr. Capacchione's Memo: They formalized the pitches of the driveways and added a note on the plans stating that if the driveways are over 10 percent, they would be paved.

There was discussion regarding the gravel driveways. Mr. Archer stated that they will modify (and put on the detail plan) to comply with the Regulations which call for 6 inches of compacted gravel and 4 inches of processed. Show detail showing cross slopes to be at least ½" to 1-inch per foot and to be inspected and certified by their engineers. Mr. Archer explained that they are proposing 16-foot wide (shared), then 12-foot wide when it splits.

There was discussion regarding emergency/service vehicle access for the shared driveway (per the Regulations). Mr. Archer stated that he had provided a copy to Fire Marshal, Randy Burchard, but had not heard from him. He talked about a turnaround where it forks off. Mr. Archer will contact Mr. Burchard to see what he would require. Mr. Thurlow asked that the details meet the Gravel Regulations for the single driveways as well as for the shared. Mr. Archer stated that he has no problem updating to what is required by the Regulations.

There was discussion regarding minimizing earthwork. Mr. Archer explained that they are not proposing a gravel operation, but there are a lot of hills and valleys and that the developer is trying to save some trees. There are a lots of cuts and fills to make the driveways and they are doing what they have to do to make the site suitable for building. Mr. Thurlow stated that, if approved, the grading should be done prior to separating the lots. Mr. Archer agreed and explained that the whole site would need to be worked as one unit.

There was discussion regarding the maintenance agreement for the swales. Mr. Archer stated and indicated that the ones down the driveway would be maintained by the owners. He will work with Mr. Capacchione on the Town drainage swale to see how he prefers to handle it (it is now maintained by the Town). Ann-Marie Aubrey explained that the agreement would be recorded - there should be a reference in each legal description in each deed. She asked that a share driveway agreement be submitted. Discussion continued.

There was discussion regarding fee-in-lieu of open space. Mr. Archer explained that the appraisal (done by Robert Monahan dated January 6, 2017 - copies included in the packets to Commission Members) is for \$85,000.00. Mr. Archer stated that they would like the fee to be waived due to granting the drainage easement and to building the snow shelf (which he said would be in excess of \$8,000.00). Mr. Archer stated that he submitted a waiver application for sidewalks. Discussion ensued regarding waiving open space and also waiving the fee-in-lieu of open space.

Issues to be addressed before the Commission acts:

- Formal easement for the drainage should be obtained from the neighbor on Mashentuck Road;
- Determine the value of the work for the swale and for the snow shelf (if the Commission agrees) and have Mr. Capacchione review to see if he agrees;
- 15 inch plastic pipe at driveway entrances – the Regulations require RCP;
- Grading prior to separating the lots and consider the possibility of further minimizing the grading;
- Correct the detail of the depth of the gravel to comply with Regulations;
- Hammerhead/turnaround plan for emergency vehicles for the common shared driveway;
- Shared driveway agreement;
- Maintenance agreement for the swales and anything else that would require a maintenance agreement to be properly recorded on the deeds when lots are separated;

- Provide information on earthwork. What will be hauled off site? Mr. Archer estimated 8,000 to 10,000 yards. Address the Gravel Regulations/E&S. Look to see if any temporary erosion control is needed when the swales/culverts are put in.
- Cross-section detail.

**Public Comment:**

**Jim Birmingham**, 339 Mashentuck Road, stated that the land has been pretty-well cleared. He is disappointed that more and more of the open space is being destroyed. He feels it is insulting that a fee-in-lieu of open space is requested and then is requested to be waived. He said when they first moved to Killingly, they used to get animals in the yard and now they don't. They, as well as their neighbor across the street are frustrated by this. He stated that if this continues and the property values keep going down, they will move out of Town.

Mr. Archer indicated where the Birmingham's property is (on the opposite side of the street) and indicated the drainage.

Joyce Ricci left at 8:00 p.m.

**Michael John Almeida**, 518 Kataline Way, is concerned with the open areas in the Last Green Valley dwindling away. His concerns:

- Driveway on Cook Hill Road as it is a tight area especially in summer with people walking.
- Corner Lot #16 – He asked if it could be address as part of this project. He indicated the location of the map. It is a separate parcel.
- He stated that 4 inches of topsoil is too thin because it washes away and you can't grow grass with the gravel underneath.

There was discussion regarding sources would thrive in those conditions and also about the Gravel Regulations. Sheila Roddy referred him to the Regulations which are available on the Town's website. Keith Thurlow asked that Engineering Staff drive by to take a look at the driveway entrance on Cook Hill Road to see if there are any alternatives to address any of these issues. Mr. Archer stated that Mr. Capacchione and Matt Dube have walked the property and that the driveway has to be where proposed because of the head wall of the Town.

**Mr. Almeida** stated that it is difficult to know what is coming around the corner in summer with the foliage. Mr. Thurlow stated that he knows the Road and that it is very tight there and he asked that Staff look at it.

Motion was made by Todd Nelson to continue the public hearing for Re-subdivision Application #17-1166; T&B Building Company; proposed five (5) lot re-subdivision, one (1) existing residence and four (4) new ones; 322 Mashentuck Road & Cook Hill Road; GIS Map 162, Lot 15; ~13.64 acres; Rural Development Zone to Monday, May 15, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Sheila Roddy.

Mr. Archer asked if the Commission will require video. Mr. Thurlow stated that the Regulations call for it. Sheila Roddy mentioned that the small sets of plans are difficult to read. Mr. Archer will provide more full sets of updated plans on April 18<sup>th</sup>.

Motion carried unanimously (5-0-0).

**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 #17-1164; Francine\_Nichols; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit above a garage; 20'x24'; 480 sq. ft. studio unit with full bath; address 91 River Road; GIS Map 30, Lot 15; ~1.8 acres; Rural Development Zone.

Motion was made by Sheila Roddy to approve Special Permit Application #17-1164; Francine\_Nichols; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit above a garage; 20'x24'; 480 sq. ft. studio unit with full bath; address 91 River Road; GIS Map 30, Lot 15; ~1.8 acres; Rural Development Zone. Second by Todd Nelson.

Roll Call Vote: Brian Card – yes; Todd Nelson – yes; Sheila Roddy – yes; Virge Lorents – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

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

None

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

1. Re-subdivision Application #17-1166; T&B Building Company; proposed five (5) lot re-subdivision; 322 Mashentuck Road & Cook Hill Road; GIS Map 162, Lot 15; ~13.64 acres; Rural Development Zone. – Continued.

**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 #17-1167; Harbor Freight Tools#795; to be allowed to conduct outside parking lot sales (length of 3 days) 4 to 6 times per year; Section 420.2.2.a Special Permit –Outdoor Sales; 720 Hartford Pike; GIS Map 115; Lot 6; General Commercial Zone. Receive application and schedule for hearing for Monday, May 15, 2017.

Ann-Marie Aubrey confirmed that the Application is complete.

Motion was made by Virge Lorents to receive and schedule a public hearing for Special Permit Application #17-1167; Harbor Freight Tools #795; to be allowed to conduct outside parking lot sales (length of 3 days) 4 to 6 times per year; Section 420.2.2.a Special Permit –Outdoor Sales; 720 Hartford Pike; GIS Map 115; Lot 6; General Commercial Zone for Monday, May 15, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second 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

**IX. ADOPTION OF MINUTES – (review/discussion/action)**  
Regular Meeting of Monday, March 20, 2017.

Motion was made by Virge Lorents to accept the Minutes of the Regular Meeting of Monday, March 20, 2017. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

**X. WORKSHOP SESSION**

1. Zone (Text) Change – Planned Residential Development (Section 570 TOK Zoning Regulations) – to review proposed amendments to said section to include Independent Residential Living and Residential Life Care Communities; and to discuss next actions. **(review/discussion/action)**

Brian Card suggested that the Commission review the 15-page draft to give feedback to Staff.

Motion was made by Virge Lorents to open the floor for discussion regarding Zone (Text) Change – Planned Residential Development (Section 570 TOK Zoning Regulations) – to review proposed amendments to said section to include Independent Residential Living and Residential Life Care Communities; and to discuss next actions. **(review/discussion/action)**. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Ann-Marie Aubrey walked the Commission through each Section:

**PAGES 1 & 2**

**DEFINITIONS:** Ms. Aubrey explained that they tried to come up with definitions that made sense and were all encompassing. They looked at definitions from several towns (such as Brooklyn and Groton). They wanted to include more than one style, but those styles have to be defined as well. She explained that the six variations fall under two classifications:

- 1) Independent Residential Living (IRL); and
- 2) Residential Life Care Communities (RLCC).

Virge Lorents suggested it be better clarified that people younger than 55 with disabilities are also welcome in every situation.

David Panteleakos, Westview Nursing and Rehabilitation Facility, was present and suggested adding a definition under Adult Day Care Facility (Regulated by DMR - Department of Mental Retardation) for Adult Day Care for the Elderly which is regulated by the State of Connecticut Department of Public Health and Addictive Services.

**PAGE 3:** No Changes.

**PAGE 4:** **Section 570.4 Special Permit Use.** Ms. Aubrey asked if the Commission would like to include Rural Development as it had not been included in Planned Residential Development.

Undecided – to be discussed again at the next workshop session.

**PAGE 5:** **Section 570.5 Planning and Design Requirements and Section 570.5.1 Open Areas.** The Commission had no objections to the changes. Mr. Panteleakos stated that it is consistent with Life Care Community.

**PAGE 6:** **Section 570.5.1 Open Areas.** Typo noted in second paragraph: “gold” putting green – change to “golf” putting green. The Commission had no objections to the changes. Mr. Panteleakos stated that they would always be welcome and you would want the feedback.  
No changes to Section 570.5.2 Roadways.

- Page 7:**      **Section 570.5.3 Common Driveways – No Changes.**  
                 **Section 570.5.4 Pavements - No Changes.**  
                 **Section 570.4.5 Storm Drainage – No Changes.** Virge Lorents asked if it should be taken into account, when creating regulations, that what used to be a 100 year storm is probably going to be happening more frequently. Ms. Aubrey will check with the Town Engineer.
- Page 8:**      **Section 570.5.6 Parking - Sheila Roddy suggested that the word cumulative be added for RLCC.**  
                 **Section 570.5.7 Public Transportation - No changes were suggested.**  
                 **Section 570.5.8 Fire Safety. No Changes.**
- Page 9:**      **Section 570.5.9 Lighting - No Changes.**  
                 **Section 570.5.10 Sidewalks - Add reference to ADA.** Mr. Thurlow stated that it can be discussed later.  
                 **Section 570.5.11 Lot Coverage - Delete Rural Development.**  
                 **Section 570.5.12 Utilities – No changes were suggested.**
- Page 10:**      **Section 570.5.13 Landscaping – No changes were suggested.**
- Page 11 & 12:** **Section 570.5.14 Architecturals – No Changes.**  
                 **Section 570.5.15 – Soil Erosion & Sediment Control – No Changes.**  
                 **Section 570.5.16 – Densities – Delete Rural Development.** Ms. Aubrey suggested changing the density from five (5) to six (6) in the Low Density Zone and she suggested changing the density from six (6) to eight (8) in the Medium Density Zone for ILR. The Commission decided to put 15 for the proposal for RLCC maximum allowable density.  
                 **Section 570.5.17 Structures – No Changes.**
- Mr. Thurlow suggested that the Commission review what is being proposed and discuss it further at the next workshop session.
- Page 12:**      **Setbacks.** Mr. Thurlow asked that the Commission consider increasing the maximum structure height of 35 feet. There was discussion and the Commission will also consider three-story buildings.
- Page 13:**      **Section 570.6. Other #4.** There was discussion regarding the first sentence: “No part of this Planned Residential Development regulation (Section 570) may be varied by the Zoning Board of Appeals.” Ms. Aubrey will verify what circumstances it falls under (court cases).

**Pages 14 & 15:** No discussion.

There was discussion regarding setting a special workshop meeting either Tuesday, May 16<sup>th</sup> or Monday, May 22<sup>nd</sup> at 6:00 p.m. If Mr. Panteleakos is not be able to attend, he will send his comments to Ms. Aubrey. Once confirmed, Ms. Aubrey will contact everyone with the date.

Mr. Thurlow stated that he would like to send a copy of the draft to local engineers/surveyors to get feedback. Ms. Aubrey suggested sending it to them 30 days before the public hearing and comments can be incorporated up until the end of the hearing.

2. Zone (Text) Change – Earth Filling and Excavation (Section 560 TOK Zoning Regulations) – to review proposed amendments to said section; and to discuss next actions. **(review/discussion/action)**

Ms. Aubrey will have the first final draft ready by the end of the week and will send copies by mail.

**XI. CORRESPONDENCE – None.**

**XII. OTHER**

**A. CGS 8-24 Referrals – review/discussion/action – None**

**B. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s) – Enclosed**

Brian Card asked about the Cease & Desist Order. Ms. Aubrey explained that it was for 58 Hartford Pike and that it will be appealed on May 11<sup>th</sup>.

**C. Inland Wetlands and Watercourses Agent's Report – None**

**D. Building Office Report - Enclosed**

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

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

1. Subdivision Application #07-436; Site Plan Extension Request by Thomas Thurlow successor in interest to Steve Bousquet; requesting a five (5) year extension for a two lot subdivision {94 Williamsville} (one lot is already developed); located at 98 & 100 Williamsville Road (100 is the developed front lot); GIS MAP 108; Lots 13 & 13-1 (13 is developed lot); ~2.6 acres (~0.93 acres developed); Low Density Zone **(NOTE: If approved, approval retroactive to 12/17/2016)**

Keith Thurlow recused himself, turned the position of Chair over to Brian Card, and left the room.

Ann-Marie Aubrey explained that there are no issues and that it has been continued from last month. IWWC approval has been received.

Motion was made by Todd Nelson to approve Subdivision Application #07-436; Site Plan Extension Request by Thomas Thurlow successor in interest to Steve Bousquet; requesting a five (5) year extension for a two lot subdivision {94 Williamsville} (one lot is already developed); located at 98 & 100 Williamsville Road (100 is the developed front lot); GIS MAP 108; Lots 13 & 13-1 (13 is developed lot); ~2.6 acres (~0.93 acres developed); Low Density Zone retroactive to December 17, 2016 with a five-year extension. Second by Sheila Roddy. Motion carried (4-0-0). Keith Thurlow had recused himself.

Mr. Thurlow returned and resumed the position of Chair.

2. Special Permit Application #15-1110; Extension Request by Snake Meadow Club, Inc.; for a one (1) year extension as allowed under Section 560 Earth Filling and Excavation, Subsection 560.9.Approval Criteria; for restoration and permitting of a gravel operation'; 377 Snake Meadow Road; GIS MPA 267; Lot 1; 51.03 acres; Rural Development Zone. **Receive request and continue to May 15, 2017 meeting for decision. (Note: If approved, extension would expire on November 16, 2018.)**

Ann-Marie Aubrey explained that their bond is up to date, but she is waiting for an inspection and for comments from Engineering.

Motion was made by Brian Card to receive and continue Special Permit Application #15-1110; Extension Request by Snake Meadow Club, Inc.; for a one (1) year extension as allowed under Section 560 Earth Filling and Excavation, Subsection 560.9.Approval Criteria; for restoration and permitting of a gravel operation'; 377 Snake Meadow Road; GIS

MPA 267; Lot 1; 51.03 acres; Rural Development Zone to Monday, May 15, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Todd Nelson. Motion carried unanimously (5-0-0).

3. Special Permit Application #05-868; Extension Request by Ernest Joly & Sons under Section 560.3 – Existing Operations / Gravel Removal; for a three (3) year extension for Earth Removal, Filling and Re-grading; 605 Providence Pike; GIS Map 224; Lot 14; ~179 acres; Rural Development Zone. **Receive request and continue to May 15, 2017 meeting for decision.**

Ann-Marie Aubrey is waiting for an inspection and for comments from Engineering.

Motion was made by Brian Card to receive and continue Special Permit Application #05-868; Extension Request by Ernest Joly & Sons under Section 560.3 – Existing Operations / Gravel Removal; for a three (3) year extension for Earth Removal, Filling and Re-grading; 605 Providence Pike; GIS Map 224; Lot 14; ~179 acres; Rural Development Zone to Monday, May 15, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Todd Nelson. Motion carried unanimously (5-0-0).

**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, May 15, 2017
2. Next Workshop Meeting – To Be Announced – If needed
3. Next Special Meeting – To Be Announced – If needed

Virge Lorents mentioned that she is wondering about how the Aquifer Protection Area Program Implementation for the Town of Brooklyn would affect the power plant's ability to get water. There was discussion. Ann-Marie Aubrey explained that it is called the Brooklyn Well Field, but it encompasses some of Killingly.

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

Elsie Bisset reported:

- Nollies Coffee Bar, 113 School Street, is open Monday through Friday, 8 a.m. to 2 p.m.
- New York Pizza to open by the end of April.
- Harbor Freight opened March 28<sup>th</sup>.
- Green bags are available for clean-up days for Earth Month in Killingly. Approximately 45 people have requested bags (including Web Industries and Byrnes Insurance).
- Construction of sidewalks on Main Street going north is underway.
- Saturday, April 22<sup>nd</sup> clean-up at Cat Hollow by the Conservation Commission.
- KBA cleaning up Downtown on Wednesday, April 19<sup>th</sup>.

**XIV. TOWN COUNCIL LIAISON REPORT – See Above.**

**XV. ADJOURNMENT**

Motion was made by Todd Nelson to adjourn at 9:12 p.m. Second by Virge Lorents. Motion carried unanimously (5-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Secretary