



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

**MONDAY – APRIL 19, 2021**

**Regular Meeting  
7:00 PM**

**TOWN MEETING ROOM – 2<sup>ND</sup> FLOOR**

**Killingly Town Hall  
172 Main Street  
Killingly, CT**

RECEIVED  
TOWN OF KILLINGLY, CT  
APR 27 11:11:16  
Clerk: Ann-Marie Aubrey

**DUE TO COVID-19 THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW**

**MINUTES**

**THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.**

**GO TO www.killinglyct.gov AND CLICK ON FACEBOOK LIVE AT THE BOTTOM OF THE PAGE.**

**I. CALL TO ORDER – Acting Chair, Brian Card, called the meeting to order at 7:02 pm.**

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

**Staff Present –** Ann-Marie Aubrey, Director of Planning & Development; Jonathan Blake, Planner I/ZEO.

**Also Present –** Brian Dotolo, Project Director, Scott Lyons and Steven Cole, Civil Engineers from the Haskell Corporation; Roger Gieseke and Silvino Quenga from Frito-Lay; Carson Mislik; Ryan Cuevas; Rob Iacobucci.

**II. SEATING OF ALTERNATES – None.**

**III. AGENDA ADDENDUM – None.**

**III. 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)

Ann-Marie Aubrey stated that she had received comments regarding Site Plan Review Application #21-1258 which is coming up later on the Agenda.

There were no callers.

**NOTE:** Pursuant to Governor's Executive Order 7B, all public comments can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov) or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment 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.killingct.gov](http://www.killingct.gov).

**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 132-925-4358 when prompted.**

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

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

NONE

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

**1) Site Plan Review Application #21-1258** – Kevin J. Crump (Frito-Lay, Inc./Landowner); the project consists of new construction of an asphalt truck trailer storage lot with lighting and storm water improvements; 628 Wildwood Way; GIS MAP 81; Lot 20; ~15 acres; Industrial Zone.

Ann-Marie Aubrey read aloud comments received from Anthony Simpson, 75 Soap Street. Mr. Simpson stated that he is happy with the corrections that were made and that he has no problem with Frito-Lay moving forward. Ms. Aubrey stated that Mr. Simpson's comments had been posted on the website.

Brian Dotolo, represented the Applicant and reviewed revisions that had been made and were submitted last week. Plans were displayed as they were discussed.

First Exhibit:

- Correct pond configuration is now shown.
- Clarified notes that if, during construction, there is visibility into the proposed paving of the lot, they will add evergreens to fill in gaps.
- Striped area along the perimeter is the proposed location for snow storage during winter months.

Second Exhibit:

- Revised to show the most current pond layout.
- Main purpose is to show zero foot candles just beyond the west property line and to show that the proposed elevations of the proposed light poles are lower than the existing light poles currently on Lot 900 (southernmost trailer parking lot on Frito-Lay property).

Third Exhibit:

- 63 percent impervious area when taking into account the entirety of Frito-Lay's property which is below the 70 percent allowable.

Mr. Dotolo stated that all of the other documents have been updated to reflect the changes on the three exhibits.

Mr. Card asked about the IWWC conditions of approval. Jonathan Blake explained that the conditions were: to supply a copy of the maintenance program and any of the operational documents; to have a log sheet with the maintenance program in Frito-Lay's possession when it is passed over to them; and to have it available to Staff for inspection upon demand.

There were no further questions or comments.

Motion was made by Virge Lorents to approve **Site Plan Review Application #21-1258** – Kevin J. Crump (Frito-Lay, Inc./Landowner); the project consists of new construction of an asphalt truck trailer storage lot with lighting and storm water improvements; 628 Wildwood Way; GIS MAP 81; Lot 20; ~15 acres; Industrial Zone.

Second by John Sarantopoulos noting that the Commission is accepting the revised Site Plans.

No discussion.

Roll Call Vote: Virge Lorents – yes; John Sarantopoulos – yes; Matthew Wendorf – yes; Brian Card – yes. Motion carried unanimously (4-0-0).

**VIII. NEW BUSINESS – (review/discussion/action)**  
NONE

**IX. ADOPTION OF MINUTES – (review/discussion/action)**  
1) Regular Meeting Minutes – March 15, 2021

Motion was made by Virge Lorents to table the adoption of the Regular Meeting Minutes – March 15, 2021 (because they had not been included in packets to the Commission Members), to the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, May 17, 2021, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (4-0-0).

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

1) **§8-24 Review; Town of Killingly**: Revised plans for a solar installation at the Killingly Central School; 60 Soap Street, Dayville, CT; was originally a roof mount installation changing to a carport(s) installation; GIS MAP 106, LOT 28, Low Density Zone.

Ann-Marie Aubrey explained that there was a design change as requested by Town Council and the Board of Education. Staff does not have any concerns regarding the changes.

Motion was made by John Sarantopoulos to move forward with **§8-24 Review; Town of Killingly**: Revised plans for a solar installation at the Killingly Central School; 60 Soap Street, Dayville, CT; was originally a roof mount installation changing to a carport(s) installation; GIS MAP 106, LOT 28, Low Density Zone.

Second by Matthew Wendorf. No discussion.

Motion carried unanimously by voice vote (4-0-0).

**XI. CORRESPONDENCE**

1) **SBA PROPERTIES, LLC. (T-MOBILE)**– received a Notice of Exempt Modification for the tower located at 246 East Franklin Street, Danielson, CT – re: remove 4 existing antennas and replace with 4 new antennas that will support 5G services and will be installed at the 137-foot level of the tower. (The full set of plans is in the P&D Office if anyone wishes to see it.)

No action required.

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

**A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)**

Jonathan Blake reported that Zoning, Building and Fire Staff are still in the process of adopting the new software. The goal is that it will launch live to the public next month.

**B. Inland Wetlands and Watercourses Agent's Report**

Mr. Blake stated that copies of decisions/approvals from last month were included in packets to PZC Members.

Ms. Aubrey stated that Staff has been working on some Zoning text changes (self-storage and warehouse) which will be presented to the PZC for review next month.

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

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT – No representation.**

**XIV. TOWN COUNCIL LIAISON REPORT – No representation.**

**XV. ADJOURNMENT**

Motion was made by Virge Lorents to adjourn at 7:21 p.m. Second by Matthew Wendorf. No discussion.  
Motion carried unanimously by voice vote (4-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Clerk