



**TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION  
MONDAY – APRIL 20, 2020\***

**Regular Meeting  
7:00 PM**

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2020 MAY 15 AM 10:30  
*Elizabeth M. Wilson*

**\*NOTE: THE MARCH 16, 2020 MEETING WAS CANCELED DUE TO COVID-19 CONCERNS  
THIS AGENDA CONTAINS ONLY THOSE PUBLIC HEARINGS PREVIOUSLY SCHEDULED AND  
NOTICED**

**Town Meeting Room, Second Floor  
Killingly Town Hall  
172 Main St., Killingly**

**THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.  
GO TO [www.killinglyct.gov](http://www.killinglyct.gov) AND CLICK ON FACEBOOK LIVE AT THE BOTTOM OF THE PAGE.**

**MINUTES**

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

**ROLL CALL** – Brian Card, Virge Lorents, Sheila Roddy, Milburn Stone, Matthew Wendorf, Keith Thurlow. John Sarantopoulos joined the meeting at 7:05 p.m.

**Staff Present** – Ann-Marie Aubrey, Director of Planning and Development; David Capacchione, Town Engineer; Jonathan Blake, Staff.

**Also Present** – Bruce Woodis and David Smith of KWP Associates; Emma Gowden, Vision 3 Architects; Alan Carpenter, Vice President, CPH Corp.; Kevin Marcoux, Killingly High School Athletic Director; Andrew Dyjak, Principal, Field Turf; Dale Desmarais.

**II. ELECTION OF OFFICERS FOR 2020**

Ann-Marie Aubrey called for nominations for the position of Chair.

Motion was made by Virge Lorents to nominate Keith Thurlow as Chair of the PZC. Second by Milburn Stone. Mr. Thurlow accepted the nomination. There were no other nominations. Nominations were closed.

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

Ann-Marie Aubrey called for nominations for the position of Vice Chair.

Motion was made by Keith Thurlow to nominate Brian Card as Vice Chair of the PZC. Second by Virge Lorents. Mr. Card accepted the nomination. There were no other nominations. Nominations were closed.

Roll Call Vote for Brian Card for Vice Chair: Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Keith Thurlow – yes; Brian Card – yes. Motion carried unanimously (5-0-0).

Ann-Marie Aubrey called for nominations for the position of Secretary.

Motion was made by Keith Thurlow to nominate Sheila Roddy as Secretary of the PZC. Second by Milburn Stone. Ms. Roddy accepted the nomination. There were no other nominations. Nominations were closed.

Roll Call Vote for Sheila Roddy for Secretary: Milburn Stone – yes; Keith Thurlow – yes, Brian Card – yes; Virge Lorents; Sheila Roddy – yes. Motion carried unanimously (5-0-0).

At this time, Ms. Aubrey noted that all Commission Members were present.

III. **SEATING OF ALTERNATES** - No Alternates were seated at this time. However, when Keith Thurlow recused himself, Alternates were seated as follows: Matthew Wendorf was seated for Motions 8, 12 and 16; John Sarantopoulos was seated for Motions 11 and 14.

IV. **AGENDA ADDENDUM** – None.

V. **CITIZENS' COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING** (Individual presentations not to exceed 3 minutes; limited to an aggregate of 21 minutes unless otherwise indicated by a majority vote of the Commission)

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

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

To join by phone please dial 1-408-418-9388; and use the access code 791-794-444.

At this time, Jonathan Blake explained that members of the public could make comments by dialing the above phone number and using the above access code. There were no comments from the public.

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

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

1) **Plan of Conservation and Development (POCD)** – The Commission has completed its review and re-write of the Town's Plan of Conservation and Development as required under State Statute. New Plan will cover 2020-2030; and if passed the effective date will be Monday, May 4<sup>th</sup>, 2020 at 12:01 am. – **CONT. FROM 02/18/2020 AND THE CANCELED 03/16/2020 MEETING DUE TO COVID-19.**

Ms. Aubrey explained that a member of the public (Killingly Conservation Commission) had requested edits at the February meeting and that a report (dated March 16, 2020) was included in packets to Commission Members. Ms. Aubrey and the Commission began reviewing the suggested changes.

Motion was made by Virge Lorents to accept #1 on the list of suggested edits to the POCD by Staff and a member of the public: On page 8, add a third paragraph to read, "The Killingly Conservation Commission conducts a number of public walks and scenic back road tours throughout the year." Second by Brian Card.

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

Brian Card suggested and there was agreement that Ms. Aubrey give her recommendations for each of the nineteen items in the report and then, afterwards, take a vote leaving out any items that the Commission disagrees with and vote on those independently. Ms. Aubrey read the report aloud. Ms. Aubrey stated that there was a list of items that the PZC had already reviewed with Economic Development. Ms. Aubrey reviewed a small list of corrections and a recommendation from Community Development for a graph which is needed for grant opportunity funding. Recommended corrections (page 69) from Connecticut Airport Authority.

Mr. Card commented that he agrees with all of Staff's recommendations, but he feels that #14 (adding a new action item) may be beyond what was public noticed. There was discussion. Ms. Aubrey explained that there was also another item and that there could be an additional hearing for the two amendments. There was agreement among the Commission.

Motion was made by Virge Lorents to close the public hearing for the review and re-write of the Town's Plan of Conservation and Development as required under State Statute. New Plan will cover 2020-2030. Second by Milburn Stone. No discussion.  
Roll Call Vote: Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

2) **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building – **CONT. FROM THE CANCELED 03/16/2020 MEETING DUE TO COVID-19.**

Ms. Aubrey explained that a written request to continue to May 18<sup>th</sup> had been received.

Motion was made by Sheila Roddy to continue the public hearing for **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building – **CONT. FROM THE CANCELED 03/16/2020 MEETING DUE TO COVID-19**, to Monday, May 18, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Brian Card. No discussion.  
Roll Call Vote: Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Virge Lorents – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

#### VIII. **UNFINISHED BUSINESS – (review / discussion / action)**

1) **Plan of Conservation and Development (POCD)** – The Commission has completed its review and re-write of the Town's Plan of Conservation and Development as required under State Statute. New Plan will cover 2020-2030; and if passed the effective date will be Monday, May 4<sup>th</sup>, 2020 at 12:01 a.m. – **CONT. FROM 02/18/2020 AND THE CANCELED 03/16/2020 MEETING DUE TO COVID-19.**

Motion was made by Brian Card to accept the Town's Plan of Conservation and Development for the Plan Years of 2020-2030, with an effective date of May 4, 2020 at 12:01 a.m., with the changes as noted by Staff on their Report (dated March 16, 2020) – editorial changes to correct mistakes, and leaving out Item #7 and Item #14 which are to be reviewed at a later date with the Planning and Zoning Commission. Second by Virge Lorents. No discussion.  
Roll Call Vote: Milburn Stone – yes; Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

2) **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building – **CONT. FROM THE CANCELED 03/16/20 MEETING DUE TO COVID-19.** – Continued to May 18, 2020 (see above).

3) **Site Plan Review Application #20-1237** – Dandeneau Properties, LLC; proposed building addition and parking lot; 40 Louisa Viens Drive; GIS MAP 57, Lot 12, ~8.7 acres; Industrial Zone – **CONT. FROM THE CANCELED 03/16/20 MEETING DUE TO COVID-19.**

Keith Thurlow turned the position of Chair over to Brian Card and recused himself. Mr. Card noted that Mr. Thurlow would be muted for this application.

Bruce Woodis, Land Surveyor with KWP Associates, represented the Applicant. David Smith, P.E. with KWP Associates, who participated in the design of the project, was also present. Mr. Woodis gave an overview (Jonathan Blake displayed the appropriate plans as they were discussed):

- Proposing a 47,076 s.f. building addition on the south end of the building.
- Application includes the associated parking additions on the easterly/southerly and easterly side of the building.

- Additional drainage structures to be located in the parking areas on the west, south and east sides of the building. Mr. Woodis explained that they are not putting any additional storm water into the existing Town drainage system. New drainage for the site will be contained going into the two existing retention basins. Proposing to install recharge galleys along the eastern side of the property that will take the water from the site and from the surface drainage and recharge it into the ground.
- Sidewalk extending to the easterly and southerly side of the building with new employee entrances at the southwest corner.
- New FedEx/UPS shipping dock at the southeast corner of the building.
- A new loading dock is at the north end of the proposed addition.
- Mr. Woodis explained that there are a number of deferred parking spaces on the easterly side of the building. Based on their calculations of the parking requirements, as per the Regulations, many more parking spaces are required than would be utilized. At the present time, there are approximately 85 parking spaces that are not being utilized by the shifts. New parking spaces are being added, but not increasing employees, substantially. Per the Regulations, they are allowed to provide a number of places where they could have deferred spaces that could be formally built at a later date, but likely would not be required. Mr. Woodis and David Smith stated the locations: Louisa Viens (in front); a few on the northerly side of the building. Mr. Card stated that, on the plan, they are indicated by bold spaces marked "deferred."
- Formal drainage calculations had been submitted to the Engineering Department and they received a memo from David Capacchione, Town Engineer. Mr. Capacchione had no questions regarding drainage. The memo noted the following: He wanted specifications regarding TSI on the concrete walk detailed; He noted a typo regarding the building height of the addition – it has been revised to 28 feet (which is the actual maximum building height).
- As part of the Application, they provided architectural views showing how the building will appear from the front, side and rear. Ms. Aubrey confirmed that they, as well as the drainage calculations, were not part of the plan packet. Mr. Blake displayed the drainage calculations and the architectural views.  
Mr. Woodis explained that they are planning on matching the existing siding on the main part of the building. The roof to be sloped from Louisa Viens street side toward the east. As far as drainage, the roof leaders are shown on the views. Lighting is not shown on the views. Lighting is to be cutoff-type lighting. Cut sheets provided for lighting previously used on the last addition are to be continued to be used for this addition.

Brian Card stated that Matthew Wendorf would be seated as a Voting Member for this Application.

Matt Wendorf asked who would maintain the galleys that are to be installed. David Smith explained that it is not something that would need to be routinely reviewed, so it is a maintenance-free item. Brian Card asked about access in the galley-way: 1) Will there be a mechanism to try to keep as much trash/sediment/debris from getting in; and 2) Sizing and overflow (for larger than a 25-year storm). Mr. Smith explained that it is meant to fill up to a point where the lowest catch basin in the back-right corner would flood the parking lot for a short period of time. Ms. Lorents mentioned effects of global warming. Mr. Smith explained that the storms were taken from the DOT drainage manual which have not been adjusted to accommodate future trends in the weather. He explained that, in this particular case, they are providing a little bit of extra storage space for both of the required areas. Mr. Woodis explained that soil testing had been done as part of the previous addition. The soils contain sand and gravel and the percolation rates were less than five minutes per inch. If there were a freak 50-year or 100-year storm, you might have a little bit of inconvenience with a little bit of flooding, but it would go away very quickly because of the soil types.

Mr. Card stated the following for the record, to be sure that he understood Mr. Smith correctly: The inconvenience would be the property owners' issue because it is going to flood the parking lot. It would not affect the neighbors by washing off the site and if it did, they own the Pomfret property. Mr. Smith stated, "That is true."

Mr. Blake noted that Emma Gowden, Vision 3 Architects, was available to answer questions because she had also joined the meeting. Ms. Gowden gave an overview on how the Architectural is going to match into the existing building. Mr. Blake displayed the Elevations.

Ann-Marie Aubrey stated that the building is close to come boundaries and she asked the following: 1) Where snow would be placed during the winter; and 2) Is there enough room for Emergency Vehicles to get around the building/turn around. Mr. Woodis stated that they have provided the minimum of 60 feet around property lines as required by the Building and Fire Codes. There should be adequate room for emergency vehicles. He said they show the proposed Emergency Access

Road going all the way around the building and connecting to the other parking lot. Ms. Gowden met with the Fire Marshal and the Building Inspector in March and she stated that they had no issues or concerns.

Regarding snow, Mr. Woodis stated that there should be room on the outside of the parking areas for snow to be piled and stored within the confines of the property. He explained that one benefit of the property is that it is flat and open.

Ms. Aubrey noted that every requirement on the Site Plan Review Checklist had been answered (included in packets to Commission Members).

Mr. Woodis noted that the property to the south listed as DAC Development is owned by Mr. Dandeneau. They are proposing, as part of this Project, that a 16,523 square-foot parcel of land from DAC Development be conveyed to Dandeneau and will become an undivided part of the Putnam Plastics property. They will provide a copy of the deed to Staff. This would take place immediately after approval (as a condition of approval).

Ms. Aubrey noted that an as-built was also to be provided showing the transfer of land. Mr. Woodis agreed that on the filing mylar it will be shown as acquired.

Mr. Card noted the two conditions of approval:

- Transfer of land
- Submittal of an as-built

Motion was made by Virge Lorents to approve **Site Plan Review Application #20-1237** – Dandeneau Properties, LLC; proposed building addition and parking lot; 40 Louisa Viens Drive; GIS MAP 57, Lot 12, ~8.7 acres; Industrial Zone (**CONT. FROM THE CANCELED 03/16/20 MEETING DUE TO COVID-19**), with the following conditions:

- The transfer of land must be done and must be filed with the Town;
- Completion of an as-built plan which must be submitted to the Town, for the record;
- The PZC agrees to the deferred parking.

Second by Milburn Stone. No discussion.

Roll Call Vote: Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Virge Lorents – yes; Matthew Wendorf – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

**Mr. Thurlow returned and resumed the position of Chair.**

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

1) **58-24 Review Application #20-1238**; Town of Killingly Board of Education (Steven Rioux, Superintendent); replacement of existing natural turf field at Killingly High School Stadium with a new artificial turf field, (88,750 square feet) inside existing track; 226 Putnam Pike, Killingly, CT, GIS MAP 79; Lot 2; ~142 acres; Rural Development. **Review/Discussion/Action**

Alan Carpenter, Vice President, CPH Corp., gave an overview:

- 88,750 s.f. of natural turf to be replaced by Artificial Turf.
- 10,000 c.y. of material to be removed.
- Reducing the slope from 1 percent to ½ percent.
- Test pits determined that there is no ledge.
- There are four existing, discharge locations: northeast corner; northwest corner; southwest corner; southeast corner. He explained that they are not expecting a significant modification of drainage.
- To make the track for State tournaments, they are adding another jumping pit at the north end of the field. They are proposing to put the excavated material at the toe of the existing slope to the west side of the pool (as there is a master plan to use it in the future for a potential driveway to get to a potential parking area and future development below).
- They would like to start construction in early June to be completed by the end of August/early September.

Andrew Dyjak, Field Turf, explained about the degree of injury on Artificial Turf vs. natural turf.

Keith Thurlow asked about the slopes in the area where the spoils will be piled and what would be put on the slopes, as well as the surface. Mr. Carpenter explained that silt fence would be placed first, then it would be stockpiled in the proposed area, then it would be hydro-seeded to get vegetation to keep it from eroding. He said the silt fence could stay in

place until they are ready to use it in the future. In answer to concern expressed by Mr. Thurlow regarding safe slopes, Mr. Carpenter explained that they could place some stones there to keep people/children out of the area, but he doesn't see it as an issue. In answer to Mr. Thurlow's question regarding whether it would be a major expense to do grading to minimize any slope danger, Mr. Carpenter stated that it wouldn't be a big deal to get a dozer in there to grade it out. He said they could do it.

Mr. Thurlow asked why Killingly is going toward Artificial Turf when most schools are going away from it. Mr. Dyjak commented that over 70 percent of high schools in Connecticut have artificial turf. Kevin Marcoux, Killingly High School Athletic Director, explained that the biggest drive was to bring all of the athletic programs on a field that size, onto our campus. He said that the new artificial turf is basically like playing on grass in perfect condition every time (whether it snows or rains).

There was discussion regarding practices and other programs (including youth programs) that would be held on the field, as well, using it from 2:30 pm until 8 pm at least five days per week. Physical Ed and the Band would use it as well.

Mr. Wendorf asked about the life expectancy and maintenance practices. Mr. Dyjak explained that maintenance equipment, a groomer and a sweeper, are required. He said that a full grooming once per month should be adequate. He said that with the newer technology, the fields last a minimum of twelve years, with limited maintenance.

John Blake, Staff, suggested that the sewer line for the school be depicted on the plan to be aware of its location. Mr. Carpenter stated that he has that information and he will add it to the plan. He will confirm whether work will go over the line.

Motion was made by Brian Card to move forward with **§8-24 Review Application #20-1238**; Town of Killingly Board of Education (Steven Rioux, Superintendent); replacement of existing natural turf field at Killingly High School Stadium with a new artificial turf field, (88,750 square feet) inside existing track; 226 Putnam Pike, Killingly, CT, GIS MAP 79; Lot 2; ~142 acres; Rural Development. Second by Virge Lorents. No discussion.

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

## **2) §8-24 Review Application #20-1241; Town of Killingly; 2020-2021 Capital Improvement Program**

David Capacchione, Town Engineer, gave an overview of the Capital Improvement Program for 2020-2021 (included in packets to Commission Members. Mr. Blake displayed the pages along with Mr. Capacchione's narrative. Mr. Capacchione explained that, due to the current circumstances, funding options are uncertain.

There was discussion regarding the PeepToad Bridge.

Motion was made by Virge Lorents to support the **§8-24 Review Application #20-1241**; Town of Killingly; 2020-2021 Capital Improvement Program. Second by Brian Card. No discussion.

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

## **3) Site Plan Application #20-1239; 145 Alexander Parkway, LLC; construction of a 22,400 S.F. steel building for lease spaces; potential uses include contractor business & trucking business (no through terminals); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone. Receive, and if the application is complete, schedule it for review/discussion/action on May 18, 2020. NOTE: There is no need for a public hearing for a site plan review.**

Keith Thurlow turned the Chair position over to Brian Card and recused himself.

Ann-Marie Aubrey stated that the Application is complete.

Mr. Card stated that John Sarantopoulos would be seated as a Voting Member for this Application.

Motion was made by Virge Lorents to schedule a Site Plan Review for **Site Plan Application #20-1239**; 145 Alexander Parkway, LLC; construction of a 22,400 S.F. steel building for lease spaces; potential uses include contractor business & trucking business (no through terminals); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone, for Monday, May 18, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. No discussion. Roll Call Vote: Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; John Sarantopoulos – yes; Brian Card – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Keith Thurlow remained recused for the following:

4) **Special Permit Application #20-1240**; 145 Alexander Parkway, LLC; special permit requests under Sec. 430.1.2.c (Freight and materials trucking business and terminals) and 430.1.2.j (Contractor's Business); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone. **Receive, and if the application is complete, schedule it for hearing – next available date is May 18, 2020.**

Ann-Marie Aubrey stated that the Application is complete.

Mr. Card stated that Matthew Wendorf would be seated as a Voting Member for this Application.

Motion was made by Sheila Roddy to receive and schedule a public hearing for **Special Permit Application #20-1240**; 145 Alexander Parkway, LLC; special permit requests under Sec. 430.1.2.c (Freight and materials trucking business and terminals) and 430.1.2.j (Contractor's Business); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone, for Monday, May 18, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Virge Lorents. No discussion. Roll Call Vote: Sheila Roddy – yes; Milburn Stone – yes; Matthew Wendorf – yes; Virge Lorents – yes; Brian Card – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Keith Thurlow returned and resumed the position of Chair.

**THE FOLLOWING NEW BUSINESS HAS COME INTO THE P&D OFFICE SINCE MARCH 16, 2020**

5) **Special Permit Application #20-1242**; Snake Meadow Club, Inc; excavation of approximately 373,000 CY of sand and gravel from approximately 19 acres of land; 567 Hubbard Road; GIS MAP 255; LOT 10; ~34 acres; Rural Development. **Receive, and if the application is complete, schedule it for a hearing – next available date is May 18, 2020.**

Ann-Marie Aubrey stated that the Application is complete. She explained that this is a new Application for the same Special Permit, but under the new Regulations.

Motion was made by Virge Lorents to receive and schedule a public hearing for **Special Permit Application #20-1242**; Snake Meadow Club, Inc; excavation of approximately 373,000 CY of sand and gravel from approximately 19 acres of land; 567 Hubbard Road; GIS MAP 255; LOT 10; ~34 acres; Rural Development, for Monday, May 18, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. No discussion. Roll Call Vote: Milburn Stone – yes; Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

6) **Special Permit Application #20-1243**; Desmarais & Sons, Inc.; import of earth products for processing and screening; 145 Alexander Parkway; GIS MAP 36; Lot 1; ~26 acres; Industrial Zone. **Receive, and if the application is completed, schedule it for a hearing – next available date is May 18, 2020.**

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

Mr. Card stated that John Sarantopoulos would be seated as a Voting Member for this Application.

Ann-Marie Aubrey stated that the Application is complete.

Motion was made by Sheila Roddy to receive and schedule a public hearing for **Special Permit Application #20-1243**; Desmarais & Sons, Inc.; import of earth products for processing and screening; 145 Alexander Parkway; GIS MAP 36; Lot 1; ~26 acres; Industrial Zone, for Monday, May 18, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. No discussion.

Roll Call Vote: Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; John Sarantopoulos – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

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

**1) Special Workshop Meeting of Tuesday, February 18, 2020**

Motion was made by Brian Card to accept the Minutes of the Special Workshop Meeting of Tuesday, February 18, 2020, and of the Regular Meeting of Tuesday, February 18, 2020. Second by Virge Lorents.

Discussion:

Virge Lorents asked when the Minutes had been posted. Ms. Aubrey stated that they were posted on February 25<sup>th</sup>.

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

**2) Regular Meeting of Tuesday, February 18, 2020 – See Above.**

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

**1) Subdivision Application # 19-1213; John C. D'Amato, Jr. and Ballouville Road, LLC; 41 Lot subdivision; 38 Ballouville Road (GIS MAP 63, Lot 50); and 82 Ballouville Road (GIS MAP 54, Lot 1.1); ~1.8 acres, Medium Density. Request (dated and received 2/18/2020) for second extension of time to file MYLARS. First extension expired on Wednesday, March 4, 2020. The second and final extension would expire at the end of business on Tuesday, June 2, 2020.**

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

Mr. Card stated that Matthew Wendorf would be seated as a Voting Member for this Application.

Letter from Heller, Heller & McCoy, Attorneys at Law, dated February 18, 2020, was included in packets to Commission Members.

Motion was made by Sheila Roddy to approve the extension request for filing of mylars from March 4, 2020 to June 2, 2020, for **Subdivision Application # 19-1213**; John C. D'Amato, Jr. and Ballouville Road, LLC; 41 Lot subdivision; 38 Ballouville Road (GIS MAP 63, Lot 50); and 82 Ballouville Road (GIS MAP 54, Lot 1.1); ~1.8 acres, Medium Density. **Request (dated and received 2/18/2020) for second extension of time to file MYLARS. First extension expired on Wednesday, March 4, 2020. The second and final extension would expire at the end of business on Tuesday, June 2, 2020.** Second by Virge Lorents. No discussion.

Roll Call Vote: Sheila Roddy – yes; Milburn Stone – yes; Virge Lorents – yes; Matthew Wendorf – yes; Brian Card – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Keith Thurlow returned and resumed the position of Chair.

**XII. CORRESPONDENCE – (review/discussion/action)**

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

Enclosed

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

Enclosed

**C. Building Office Report**

Enclosed

**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 9:02 p.m. Second by Milburn Stone. No vote taken. There were no objections.

Respectfully submitted,

J.S. Perreault  
Recording Clerk