



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

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2016 SEP 16 AM 11:30

**MONDAY – AUGUST 15, 2016**

*Elizabeth M. Wilson*

**Regular Meeting**

**7:00 PM**

**Town Meeting Room, Second Floor**

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

**MINUTES**

I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:03 pm.

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

**Staff Present** – Ann-Marie Aubrey, Director of Planning and Development.

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

II. **SEATING OF ALTERNATES** – None.

III. **AGENDA ADDENDA**

Motion by Brian Card to include the following Addenda:

**VIII. NEW BUSINESS**

**B. Special Permits**

1. Special Permit Application #16-1145; Section 570 (Planned Residential Development) of the Town of Killingly Zoning Regulations – of Briarwood Falls, LLC (Dereck Santini) – revised layout and phasing for a 142 unit active adult community per section 570 (Planned Residential Development); Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone. **Receive, and if the application is complete, determine the need for a site walk (and schedule same if need be); and schedule a public hearing for September 19, 2016 or October 17, 2016.**

and

2. Special Permit Application #16-1146; Section 420.2.2(a)[retail w/outdoor displays]; 402.2.2(m) [heavy equipment sale, rental and/or service repair]; 420.2.2(n) [contractor's business]; Section 470 (site plan); and Section 700 (special permit); of Network Equipment Services (Douglas Beaupre) – continuation of historical use of/as a trucking terminal; retail sales with outdoor displays; heavy equipment sale, rental, service, repair; a contractor's yard; all with office space; 574 Westcott Road; GIS Map 214; Lot 7; ~12.953 acres; General Commercial Zone. **Receive, and if the application is complete, determine the need for a site walk (and schedule same if need be); and schedule a public hearing for September 19, 2016 or October 17, 2016.**

Second by Todd Nelson. Motion carried unanimously (5-0).

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)

**Peter Corinsky**, 196 Forest Lane, stated that he is a summer resident and a resident of Lebanon, CT, also. Mr. Corinsky stated that he would like to speak to the NTE power plant issue.

Ann Marie Aubrey clarified, for the record, (as requested by Keith Thurlow) that this discussion is appropriate at this meeting as it is on the Agenda although there is no public hearing.

**Mr. Corinsky** voiced his concerns regarding NTE:

- Climate change is not only a local issue, it is also a global issue.
- Even though it is cleaner natural gas, it will put 191 million tons of new CO2 and NOX emissions into the atmosphere every year.
- The burning of diesel fuel two-to-three times per year at the rate of 500,000 gallons per day. That would be fifteen 10,000 gallon diesel trucks running between New Haven and Killingly.

- The one million gallons of diesel fuel and 40,000 gallons of ammonia being stored on the property. The American Medical Association has recognized diesel fuel as a known carcinogen.
- Not one kilowatt hour of this electricity is to be used in Connecticut. It is all going to the Boston region.
- This will be a huge terrorist target.
- He stated that trading off the health of your community and the health of your environment for money is a nasty business.

Ann-Marie Aubrey explained that the decision of whether, or not, NTE comes to Killingly rests solely on the Connecticut Siting Council. The Planning and Zoning Commission is gathering information/public comments and will make them known to the CSC to make the CSC aware of the concerns of the Board and the private citizens. There is no zone change being done.

**Karen Johnson**, 1819 Upper Maple Street, also commented regarding NTE:

- She stated that she hopes that the P&Z Commission submits its own comments regarding the suitability of this facility at this location.
  - 1.) It is zoned for rural development which specifically says for non-intensive uses due to site constraints (wetlands and steep slopes).
  - 2.) The site is not suitable for any intense development as there is no infrastructure there to support it.
  - 3.) She stated that the P&Z Commission will have jurisdiction over any expansion of the sewer line or any improvements to Lake Road (through 8-24 referral).
- She expressed that it is discouraging that there has been no discussion regarding mitigation for this project.
- Her comments were summarized in a letter to the P&Z Commission (dated August 15, 2016) which she provided along with copies of the presentation made to Town Council last week.

**Frank Aleman**, Saw Mill Road, also commented and did a presentation, on behalf of himself and John LaBelle, regarding NTE (copies were provided):

- He referred to Sections 410 and 450 of the Zoning Regulations regarding Rural Development. "It provides for incidental and necessary distribution of utilities required to provide power to the occupants of property." He stated that this is what it is intended for, not a power plant.
- He stated that the Zoning Ordinance states, "Such use in this zone shall be necessary for the health, safety or general welfare of residents of the Town of Killingly." He asked how this power plant would meet both requirements when Killingly does not need the power – it is all being exported out of State. He stated that it is not needed and the Regulations don't allow it.
- He referred to the POCD, "preserve, manage and restore the Town's natural resources and preserve the unique character of the Town, villages and rural areas."
- Mr. Aleman asked the following questions:
  - 1.) Where, in the Regulations, does it specifically state that a power plant is allowed?
  - 2.) How could the Town be expected to consider locating a power plant in an existing residential area?
  - 3.) The CSC will likely require that NTE be in compliance with State and Federal Regulations, local building codes and zoning regulations, etc. He stated that it is the duty of the P&Z Commission to say that it cannot, legally, be done here as there are no Regulations that say that they can. How can it be possible for NTE to legally build and be in compliance with the CSC? It is the P&Z Commission's job to find out.
  - 4.) Mr. Aleman urged the Commission think about the following: If there are no regulations permitting it, how can you create regulations after, now that they want to come here?

**Jason Anderson**, 125 Lake Road, also commented on his concerns regarding NTE:

- His biggest concern is regarding the health of the community. He asked that the Commission do as much research as possible and to consider how allowing this would affect everything. Some other concerns he has include:
  - 1.) Infrastructure
  - 2.) Gas line lateral and water and sewer lines and their effects on traffic, homes and Lake Road

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

**VI. PUBLIC HEARINGS**

**A. Zone Change Applications**

1. Zone (Text) Change Application #16-1134 of Anthony J. Pulcinella, Section 900; for text amendment to Section 570.5.12 of the Killingly Zoning Regulations to allow all properties that lie within the Low Density (LD) Zone to utilize well systems when public water is not available within 750 linear feet from the subject site. – **APPLICATION WITHDRAWN – NOW APPLYING FOR PUBLIC WATER SUPPLY**

**B. Special Permits**

1. Special Permit Application #16-1141 of Premier Tree Service (Al Chatelle); Section 700 (Special Permit) and Section 470 (Site Plan); re: Sections 420.2.2(a)[outdoor retail]; 420.2.2(m)[specialized equipment]; and 420.2.2(n)[contractor's yard]; for building #1 – continuation of the historical use of a trucking terminal; office for and sales of marble & granite countertops; retaining wall company office w/ sales of landscape materials & contractor equipment rentals; building 2 will house a tree service company and garage for service

of company's trucks; 574 Westcott Road; GIS Map 214, Lot 7; ~12.953 acres; General Commercial Zone. APPLICATION WITHDRAWN BY LANDOWNER

**C. Site Plan Reviews – None**

**D. Subdivisions**

1. Proposed Two (2) Lot Subdivision Application #16-1142 of Robert C. Coddington; for one (1) lot with pre-existing residence ~2.0 acres; and one (1) new lot for a proposed residence ~2.406 acres; 125 Mashentuck Road; ~4.406 acres; GIS Map 174, Lot 5; Rural Development Zone.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and gave a poster board presentation. He explained that the Coddingtons would like to subdivide the parcel and build a home for their daughter. He orientated the property and explained that they would like to do a boundary-line adjustment, for which, Mr. Coddington has an agreement with the owner of the neighboring property (Herbert Harriott) to purchase a strip of property which would provide compliant frontage. He explained that the exchange of land is contingent upon the outcome of this subdivision application. Mr. Thibeault stated that he had provided a copy of the proposed boundary-line adjustment plan to Ann-Marie Aubrey.

Mr. Thibeault stated that it is an unusual configuration, but there are other lots in Town with this configuration. He stated that they are proposing a three-bedroom home with the proposed driveway on the far western part of the property as this affords the best sight line in both directions. Looking to the west over 500 feet. Looking to the east, the sight line is approximately 240 feet. They have received approval from NDDH (no engineered system required). They have received approval from IWWC earlier this month. The Town Engineer, Dave Capacchione has discussed the sight line to the east with Mr. Thibeault and would like to put traffic counters out to determine the 85<sup>th</sup> percentile (The posted speed limit in this area is 20 mph. The required sight-line distance is 250 feet for 35 mph). Mr. Capacchione has not been able to contact the supplier of the traffic counters. Mr. Thibeault explained how the 85<sup>th</sup> percentile is determined and about stopping distances. Mr. Thibeault stated that he believes that the 240 feet is sufficient and he commented that the sight line from Mr. Coddington's existing driveway is not as good as what is being proposed. He asked that the Commission consider approving with a condition.

There was discussion regarding sight line.

Ann-Marie Aubrey verified that she has the boundary-line map, but she explained that she does not have a signed agreement from the owner of the property that Mr. Coddington would be purchasing to make the proper frontage. Mr. Thibeault will provide documentation and he explained that the transaction will not take place without approval from the P&Z Commission.

There was more discussion regarding sight line.

Keith Thurlow asked about open space. Mr. Thibeault explained that it is a single-lot subdivision for a family and that it doesn't make sense with the wetland and steep slopes and that the property doesn't abut any other open-space land.

Ann-Marie Aubrey stated that the legal descriptions need to be provided to Staff to be verified. IWWC approved without conditions and the appeal period ends August 18, 2016.

Milburn Stone asked if there was anything unusual about the proposed septic system. Mr. Thibeault explained that what is unusual is that it is not requiring an engineered system and he read the approval letter from NDDH into the record.

There were no comments from the public.

Motion by Todd Nelson to continue the public hearing to Monday, September 19, 2016, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m., for the Proposed Two (2) Lot Subdivision Application #16-1142 of Robert C. Coddington; for one (1) lot with pre-existing residence ~2.0 acres; and one (1) new lot for a proposed residence ~2.406 acres; 125 Mashentuck Road; ~4.406 acres; GIS Map 174, Lot 5; Rural Development Zone, subject to three conditions:

- Traffic Study to be completed and submitted to the Town Engineer regarding the speed of vehicles on the road;
- Signed letter of commitment, to sell the adjoining property, to be submitted from the owner;
- Legal description of the total subdivision after the addition of that property to be submitted.

Second by Milburn Stone. Motion carried unanimously (5-0).

**E. Other/Various – None**

**VII. UNFINISHED BUSINESS**

**A. Zone Change Applications – None**

**B. Special Permits – None**

**C. Site Plan Reviews - None**

**D. Subdivisions**

1. Proposed Two (2) Lot Subdivision Application #16-1142 of Robert C. Coddington; for one (1) lot with pre-existing residence ~2.0 acres; and one (1) new lot for a proposed residence ~2.406 acres; 125 Mashentuck Road; ~4.406 acres; GIS Map 174, Lot 5; Rural Development Zone – Continued.

**E. Other/Various**

**NOTE:** Due to the upcoming review of the NTE/KEC application to the Connecticut Siting Council; all proposed zoning text changes by the Planning Zoning Commission (PZC) are put on hold until the PZC submits their comments to the CT Siting Council on the proposed project.

**VIII. NEW BUSINESS**

**A. Zone Change Applications – None**

**B. Special Permits**

1. Special Permit Application #16-1145; Section 570 (Planned Residential Development) of the Town of Killingly Zoning Regulations – of Briarwood Falls, LLC (Dereck Santini) – revised layout and phasing for a 142-unit active adult community per Section 570 (Planned Residential Development); Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone.

Ann-Marie Aubrey explained that Briarwood Falls has been sold to a new owner and that the market determined that joined units are no longer wanted. Condominiums that are free-standing, individual units are preferred. The new owner is coming to the Commission with a re-design of something that has already been approved. They want to add a club house.

Virge Lorents asked if the previous owner ever put the second coat on the road. Ms. Aubrey explained that the previous owner never did and that the new owner is discussing Phase I, Sections A and B and the bond issue for the final phase with Engineering. Two of four foundations have been removed because they were not safe per a Structural Engineer's letter.

Keith Thurlow stated that it needs to be determined if all issues have been addressed.

Norm Thibeault, Killingly Engineering Associates, represented the new owners of the development, and stated that their intention is to finish the development. They are proposing to do 142 single units (same amount as originally approved) and a club house/community center. He explained that there are approximately 40 units constructed, the top coat of pavement had never been done, and approximately 2/3 of the infrastructure (water and sewer and additional roadways) was also never completed.

Mr. Thibeault stated that there will be a phasing plan proposing modifications and improvements to the drainage system. There are no outlet protections on any of the drainage outlets at this point and there are erosion issues.

Keith Thurlow asked about the donation of land to the Town (Cat Hollow Park). Mr. Thibeault stated that there are a number of conservation easements shown on the original plans. Ann Marie Aubrey explained that the biggest one was conveyed (to the Town) as a condition of the sale and they are waiting for the report on how to secure the bridge that crosses the stream. Mr. Thibeault stated that there are a number of outstanding legal issues (conservation easements, condominium documents) and they have an attorney working on them.

Virge Lorents asked about the amount of land needed to do a single units as opposed to attached units. Mr. Thibeault explained that it doesn't change because the footprint of the single-unit buildings is a little smaller.

Motion by Brian Card to receive and schedule a public hearing for Special Permit Application #16-1145; Section 570 (Planned Residential Development) of the Town of Killingly Zoning Regulations – of Briarwood Falls, LLC (Dereck Santini) – revised layout and phasing for a 142 unit active adult community per section 570 (Planned Residential Development); Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone for Monday, October 17, 2016, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Sheila Roddy.

Keith Thurlow asked if the Application is complete. Ann-Marie Aubrey stated that it is complete.

Motion carried unanimously (5-0).

The consensus of the Commission was that a site walk is not needed.

2. Special Permit Application #16-1146; Section 420.2.2(a)[retail w/outdoor displays]; 402.2.2(m) [heavy equipment sale, rental and/or service repair]; 420.2.2(n) [contractor's business]; Section 470 (site plan); and Section 700 (special permit); of Network Equipment Services (Douglas Beaupre) – continuation of historical use of/as a trucking terminal; retail sales with outdoor displays; heavy equipment sale, rental, service, repair; a contractor's yard; all with office space; 574 Westcott Road; GIS Map 214; Lot 7; ~12.953 acres; General Commercial Zone.

Ann-Marie Aubrey stated that the Application is complete. The consensus of the Commission was that a site walk is not needed.

Motion by Brian Card to receive and schedule a public hearing for Special Permit Application #16-1146; Section 420.2.2(a)[retail w/outdoor displays]; 402.2.2(m) [heavy equipment sale, rental and/or service repair]; 420.2.2(n) [contractor's business]; Section 470 (site plan); and Section 700 (special permit); of Network Equipment Services (Douglas Beaupre) – continuation of historical use of/as a trucking terminal; retail sales with outdoor displays; heavy equipment sale, rental, service, repair; a contractor's yard; all with office space; 574 Westcott Road; GIS Map 214; Lot 7; ~12.953 acres; General Commercial Zone for Monday, September 19, 2016, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Todd Nelson. Motion carried unanimously (5-0).

#### C. Site Plan Reviews

1. Site Plan Review Application #16-1143 of Bailey Hill Management, LLC; per prior special permit applications # 04-845 and #04-849 under Section 445 of the Town of Killingly Zoning Regulations; regarding the adaptive re-use/renovation of existing Mill (Ross/Acme Mill) and new construction of residential developments; for 963 Bailey Hill Road, Killingly, GIS Map 100, Lot 66, ~56.3 acres; Mill Mixed Use Development District.

Virge Lorents recused herself and left the room.

Ann-Marie Aubrey stated that the Application is complete. She explained that this is the exact same application that the Applicant came through with before. Keith Thurlow was on the P&Z Commission at that time. Ms. Aubrey explained that the application is at the end of its renewals, so the Owner is coming in with a new application, the special permit is already in place, this would be a site-plan review and there are no changes to the site plan. She explained that when previously approved, the MMUDD Regulations were more strict, and it exceeded what was required at that time. The plans still meet the requirements of the current Regulations.

Ed Eramian, was present on behalf of Bailey Hill Management, LLC. He provided sets of plans for Phase I and Phase 2 (civil, architectural, landscaping, lighting). He stated that there are books available for review which contain traffic studies and other documents. He stated that the instructions that had been given to the architects, at the time, were that documents be created proving that the Project met the requirements of the MMUDD Regulations.

Brian Card suggested that either the Commission have all documentation to review or an affidavit be submitted stating that the old application is exactly the same application. Ann-Marie Aubrey will get legal counsel. Sheila Roddy stated that, if the Town Attorney approves, she would be satisfied with a brief summary presentation and verification from Staff that it is the same. Ann-Marie Aubrey will bring the box of documentation to the meeting in case there are details that the Commission would want to review. Ann-Marie Aubrey will check with Eric Rumsey about putting the plans on Power Point. Todd Nelson feels a summary presentation at the next meeting is a good idea. Milburn Stone and Keith Thurlow were in agreement with having a Power Point presentation at the meeting.

Mr. Eramian spoke of how the site contains two preserved, historic locations. He stated that the 212 units would disturb less than 27 percent of the site. The goal of the Project was to showcase (as part of a very nice development) the early industrial history of Killingly dating back to 1800. He offered to work with Staff to create a summary.

The consensus of the Commission was that a site walk is not needed.

Motion by Brian Card to schedule Site Plan Review Application #16-1143 of Bailey Hill Management, LLC; per prior special permit applications # 04-845 and #04-849 under Section 445 of the Town of Killingly Zoning Regulations; regarding the adaptive re-use/renovation of existing Mill (Ross/Acme Mill) and new construction of residential developments; for 963 Bailey Hill Road, Killingly, GIS Map 100, Lot 66, ~56.3 acres; Mill Mixed Use Development District for Monday, September 19, 2016, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Sheila Roddy. Motion carried (5-0).

Virge Lorents returned to the room.

#### D. Subdivisions

1. Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted into a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone.

Ann-Marie Aubrey stated that the Application is complete.

Motion by Todd Nelson to schedule a public hearing for Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted into a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone for Monday, September 19, 2016, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (5-0).

**E. Other/Various**

**1. Discussion of NTE/KEC Siting Council Application and procedures with Town's Consultant.**

Ann-Marie Aubrey introduced Carl Stopper, Vice President of TRC Environmental Corporation, the third-party Consultant hired by the Town of Killingly. She stated that NTE had placed the advertisement in today's newspaper that they would be filing the application on or about August 17<sup>th</sup>.

Mr. Stopper explained that the CSC regulations allow the Town 65 days to review the Application once it is filed. During that time, meetings/discussion can be conducted concerning the Application and that TRC was retained to assist the Town to review the content of the Application. He stated that their experts will review the documents in each of the key areas and provide comments and assistance to the Commissions at meetings. He explained that the CSC has the final say in approval/denial to grant a Certificate of Public Need. The Town can issue comments to the CSC (in written form) which will become part of the permanent record that the CSC will use in conducting their review and analysis to determine whether or not they will grant the Certificate. He explained the process that the CSC will follow.

Mr. Stopper referred to the website where NTE posts documents for public viewing. NTE has already filed the Air Permit Application for the power plant and all other minor sources of emissions which will be reviewed and approved/denied by the Connecticut DEEP. The Town can provide comments to the DEEP also. TRC has reviewed the documents that have been made available so far and will provide their written comments when the final application is filed. Mr. Stopper gave an overview of many of the documents that NTE will be reviewing when available.

Mr. Stopper asked if the Town will become a party to the Application as well. Ann-Marie Aubrey stated that it would.

Mr. Stopper stated that TRC will point out deficiencies/important considerations and, although the decision will be made by the CSC, if the Application is approved, the project will be as well-designed and as safe as possible for the residents of Killingly. He stated that usually there are conditions on the decision which are typically brought out during the public process.

Sheila Roddy asked if TRC typically represents the Towns or power companies. Mr. Stopper explained that, in his experience, they do permitting and engineering work for power plant developers and that their area of expertise is not typical for most engineering and environmental firms. They don't typically represent Towns in these types of applications. He stated that TRC represented the power plant developer in preparing the application (engineering site work) for the Lake Road Generating facility 15 years ago.

Ann-Marie Aubrey suggested that Commission Member write down any questions/concerns that they have so that Staff can provide them to Mr. Stopper so that comments can be made to CSC. Sheila Roddy asked if the list of questions/concerns can be publicized so that members of the public will know if their concerns are being addressed. Ann-Marie Aubrey will get the list together.

Virge Lorents would like to send suggestions to the CSC after the close of this Application.

Milburn Stone referred to and read from the CSC Application, Section B – Application to Municipal Agencies, where it seems as though the P&Z and the IWWC have the authority to regulate and restrict the location of an electric generating facility. Mr. Stopper stated that they are not making an application to a municipal agency, they are making an application to the CSC, but he will research this.

Mr. Stone commented that, at the joint meeting of the P&Z and the IWWC on July 19<sup>th</sup>, a lot of people voiced concern regarding the dangers of having a large number of power plants across three states in a 31-mile area. Mr. Stopper stated that the comments were directed toward air impacts/regional air impacts. Mr. Stone asked what impact adding another plant in Killingly would have on the air quality. Mr. Stopper explained that the air expert would be present at the appropriate time/meeting to address those types of concerns and that the State and EPA have very strict regulations/requirements for permitting facilities like this.

Mr. Stone stated that the Commission is being given data from members of the public (in opposition) which is sometimes different from other data/reports received. He asked if TRC will be able to evaluate the accuracy of data presented on both sides. Mr. Stopper explained that they will do their best to look into the Information that becomes part of the discussion for this Application.

Keith Thurlow asked how many of the plants that are being shut down will be rebuilt. Mr. Stopper stated that he believes that the CSC has already approved the Bridgeport Harbor Facility (an old coal-fired plant) to be replaced by a new gas-fired facility in the same location. No Certificate of Need was required. Keith Thurlow asked if this was included in the reduction equation. Mr. Stopper answered that the emissions from the new gas-fired facility would be estimated (it would be a fraction of the coal-fired facility was emitting). The air experts could comment further on reports regarding older facilities with older technology being replaced by newer facilities.

Virge Lorents asked about two copies of the Application Guide for Electric Generating Facility two different dates (February 2016 and June 2016). She asked which should be referenced. Ann-Marie Aubrey stated that the June version is the latest from the CSC and it is the one to be working from.

Virge Lorents asked about the buying of NOX offsets from other older plants that are shutting down or changing. Mr. Stopper gave an explanation of NOX offsets. To add a new source, you have to take some older source offline. Ultimately, you are reducing the number of potential future emitters because, as more and more of the credits are purchased by new developers, you are lessening the number of potential NOX emissions, overall, on a State basis. The air expert will explain it further.

Sheila Roddy stated that it is imperative that the cumulative effects of adding another plant to all of the plants on the grid be looked at because the air quality concern was brought up repeatedly at the July 19<sup>th</sup> meeting. What is this going to do to all of the people that live here that aren't going to get the use of that power that is going to be sold on the open market?

Virge Lorents would like to speak with an economic analysis expert regarding the Economic & Environmental Impacts Report. She would like an explanation of how a one percent lower cost of energy to the public will generate \$535 million in wage creation, 1,000 jobs, etc. (Induced Category). She mentioned that all of the reports have a disclaimer. Mr. Stopper will research what they provided as back-up for that analysis.

Ann-Marie Aubrey will check to see if the Auditorium at the High School will be available to have a Special Meeting there to have more seating on either Wednesday, September 7<sup>th</sup> or Thursday, September 8<sup>th</sup>.

IWWC will be doing a site walk with the TRC's wetlands expert. They have not seen any of the reports needed to evaluate the wetland impacts.

Ann-Marie Aubrey stated that the final version to be submitted to the CSC needs to be ready by October 17<sup>th</sup> and it can be approved at the meeting on that night.

Mr. Stopper was provided a copy of each of the packets (3) of information from the public earlier in the evening.

#### **IX. ADOPTION OF MINUTES**

Workshop Meeting of June 20, 2016

Motion by Sheila Roddy to adopt the Minutes of the Workshop Meeting of June 20, 2016. Second by Milburn Stone. Motion carried (4-0). Brian Card abstained.

Regular Meeting of July 18, 2016

Motion by Sheila Roddy to adopt the Minutes of the Regular Meeting of July 18, 2016. Second by Todd Nelson. Motion carried unanimously (5-0).

Special Meeting of July 19, 2016

It was decided to wait until the next meeting of the P&Z Commission to approve the Minutes of the Special Meeting of July 19, 2016, as Ann-Marie Aubrey stated that she had accidentally changed a word when running a spell check.

#### **X. CORRESPONDENCE**

#### **XI. OTHER**

**A. CGS 8-24 Referrals - None**

**B. Zoning Enforcement Officer's Report - Enclosed**

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

**D. Building Office Report - Enclosed**

**E. Bond Releases / Reductions / Calls - None**

**F. Project Completion / Mylar Filing Extension / Site Plan Extension Requests / Re-Classify Phases - (review/discussion/action)**

1. Subdivision Application #16-1129 of Etienne L. LaBelle, for a two lot residential subdivision, one lot with a pre-existing house, and one new lot for residential construction; 500 Chestnut Hill Road, Killingly, GIS Map 66, Lot 13; ~19.276 acres total; Rural Development Zone.

Keith Thurlow recused himself, but stayed in the room. Brian Card, Acting Chair, called for a motion.

Motion by Sheila Roddy to grant the request for the first 90-day extension to file mylars for Subdivision Application #16-1129 of Etienne L. LaBelle, for a two lot residential subdivision, one lot with a pre-existing house, and one new lot for residential construction; 500 Chestnut Hill Road, Killingly, GIS Map 66, Lot 13; ~19.276 acres total; Rural Development Zone. New deadline December 1, 2016. Second by Milburn Stone. Motion carried (4-0). Keith Thurlow had recused himself.

Keith Thurlow resumed the position of Chair.

2. Subdivision Application #16-1131 of George M. Lenth & Starlet M. Lenth Revocable Trust, to dissolve a prior approved nine (9) lot subdivision ("Ledge Road Estates" prepared for Smith Pond Realty, LLC #08-439) and to return it to two (2) lots, one lot to contain an existing residence and ~ 1.878 acres (n/k/a as recorded Lot 9); and one lot to contain an existing residence and ~42.21 acres (n/k/a as recorded lots 1, 2, 3, 4, 5, 6, 7, and 8) for a total of ~44.088 acres; Rural Development Zone.

Motion by Todd Nelson to approve the request for the first 90-day extension to file mylars for Subdivision Application #16-1131 of George M. Lenth & Starlet M. Lenth Revocable Trust, to dissolve a prior approved nine (9) lot subdivision ("Ledge Road Estates" prepared for Smith Pond Realty, LLC #08-439) and to return it to two (2) lots, one lot to contain an existing residence and ~ 1.878 acres (n/k/a as recorded Lot 9); and one lot to contain an existing residence and ~42.21 acres (n/k/a as recorded lots 1, 2, 3, 4, 5, 6, 7, and 8) for a total of ~44.088 acres; Rural Development Zone. New deadline December 1, 2016. Second by Milburn Stone. Motion carried (5-0).

**G. Requests to Allow Overhead Utilities – None**

**H. Upcoming P&Z Commission Meetings**

1. Next Regular Meeting – September 19, 2016
2. Next Workshop Meeting – To Be Announced
3. Next Special Meeting – To Be Announced (Either September 7<sup>th</sup> or 8<sup>th</sup>, 2016)

**XII. ECONOMIC DEVELOPMENT DIRECTOR REPORT – No Representation.**

**XIII. TOWN COUNCIL LIAISON REPORT**

Joyce Ricci reported:

- A pay increase for Town Manager, Sean Hendricks, was approved.
- Naming the bridge at Cat Hollow was tabled.

**XIV. ADJOURNMENT**

Motion by Todd Nelson to adjourn at 9:24 p.m. Second by Brian Card. Motion carried (5-0).

Respectfully submitted,

J.S. Perreault  
Recording Clerk