



**TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION  
MONDAY – SEPTEMBER 16, 2019**

**Regular Meeting  
7:00 PM  
Town Meeting Room, Second Floor  
Killingly Town Hall  
172 Main St., Killingly**

**MINUTES**

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2019 SEP 23 PM 3:31  
*Elysebeth M. Quisenberry*

- I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:01 pm.
- ROLL CALL** – Brian Card, Virge Lorents, Sheila Roddy, Milburn Stone, Keith Thurlow. Matthew Wendorf was absent with notice.
- Staff Present** – Ann-Marie Aubrey, Director of Planning and Development.
- II. **SEATING OF ALTERNATES** – None.
- III. **AGENDA ADDENDUM** – None.
- IV. **CITIZENS' COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING** (Individual presentations not to exceed 3 minutes; limited to an aggregate of 21 minutes unless otherwise indicated by a majority vote of the Commission) – None.
- V. **COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS** – None.
- VI. **PUBLIC HEARINGS** – (review / discussion / action)
- A. Continued from the AUGUST 19, 2019 Planning Zoning Commission Meeting**
- 1) **Special Permit & Site Plan Application #19-1215**; Preserve At Valley View, LLC; (Richard O'Keefe/Landowner); proposed 20 duplex residences (40 units) condominium complex; Zoning Section 410.2.2.L and 570.4; 55 Dog Hill Road; GIS MAP 130; Lot 12; ~11.7 acres; Low Density Zone – **CONT. FROM 06/17/2019 & 07/15/2019 & 08/19/2019**
- Norm Thibeault, Killingly Engineering Associates, represented the Applicant (seated in the audience). Mr. Thibeault addressed issues/concerns raised at the previous meeting:
- Emergency Access Drive – The Fire Marshal does not want a gate there. Sheet 4 of the Plans shows proposed signage at Dog Hill Road to deter pass-thru traffic: "DO NOT ENTER" and "EMERGENCY VEHICLES ONLY." A stop bar is also included.
  - Additional Screening behind lots #4 and #5 on Blumenthal Drive (behind Units 19a and 19b) - Shown on Sheet 8 of the Plans. Additional screening is also shown in the corner between Lot 14 and Lot 13. There is a good deal of vegetation being left behind Units 21, 23 and 25. The Owner had agreed to additional screening (not shown on the Plans) as required by Staff.
  - Mr. O'Keefe met with Mr. Goulet and has agreed to remove a large pine tree at the commencement of construction (note on Sheet 4 of the Plans).
  - Walking Path (woodchip with a suitable gravel base with landscape fabric) – Detail on Sheet 15 of the Plans.
  - Bus Stop Detail (conceptual). No lighting shown, but agreed to add dark-sky compliant solar lighting.

- Twenty-foot separation between buildings - Per the Fire Marshal, code compliance requirements must be complied with: no windows on the sides that are exposed to each other; depending on the height of the buildings, additional precautions may need to be taken with fire-resistant materials on the exterior of the building.
- Condo Documents – They are still working on the documents per Mr. O’Keefe. There can be no residents until the documents are prepared.
- Mr. O’Keefe had a discussion with Mr. Kesser (representative of the Department of Education, Director of Transportation), full-size school buses do not travel on private property. Children would need to go to the Bus Stop. However, the smaller buses would be able to turnaround. Mr. Thurlow stated that he had provided a set of the Plans to Mr. Kesser.
- Fire access to the drainage basin has been widened (larger one). A gravel access to the smaller basin from the rear of Building 12 is shown on the Plans (they do not anticipate sediment build-up or a lot of maintenance needed for the small basin) - Sheet 8 of the Plans.
- Mr. Thibeault noted that he had not yet made an adjustment and that the hydrant needs to be repositioned for the impact attenuator (he indicated the location on Sheet 8).
- Bonding agreement for infrastructure by Phase has been submitted to Staff for review by the Town Engineer. Mr. Thibeault explained that he used the same unit costs as what had been acceptable for Cardinal Drive. He does not anticipate any large discrepancies between what he has put forth and what Engineering would require.
- Sheet 14 notes that lighting is to be dark-sky compliant (cut sheet had been included). A sheet on lighting was included in packets to Commission Members.
- In front of Mr. Goulet’s property, there is a 12-inch concrete pipe that collects drainage from the other side of Blumenthal Drive and discharges it across Mr. Goulet’s property. Mr. Thibeault explained that that pipe will be cleaned and they are incorporating a small yard drain to collect the water and incorporate it into the drainage system (run a pipe through Unit #’s 9 and 11 and connect it to a catch basin).

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

##### **Keith Thurlow:**

- Asked about the slopes for the roadways.  
Mr. Thibeault explained that the maximum slope is about 6.5 percent on the main access drive to the last unit and there is a 10-percent grade on the emergency access road which goes to Blumenthal Drive. No significant earthwork for the roadway construction, cuts and fills are minimal. (Sheet 15 of the Plans).
- Turn-arounds for the main road.  
Mr. Thibeault explained that there is a pass-through for the main road. He indicated a T-turnaround at end of Roadway B where the Fire Marshal has requested that the T’s be extended out longer. The Fire Marshal provided a cut sheet showing the requirements to be met. He explained that the eighteen-foot width is sufficient for the one-way road.
- Sign regarding layout of the property  
Mr. Thibeault will provide.
- Regarding no access for full-size school buses, Mr. Thurlow suggested that the Bus Shelter should be a condition of any CO’s.  
Mr. Thibeault agreed.

##### **Virge Lorents:**

- Asked about the 10 percent slope/paving requirement for grade.  
Per the Regulations, twelve percent would require paving for a roadway. Mr. Thibeault stated that he recommends paving for anything eight percent or over.

#### **STAFF COMMENTS:**

- Ms. Aubrey suggested the following conditions if the Application is approved:  
Twenty-foot distance between the buildings provided the Applicant meets or exceeds all of the requirements of the NFPA and CT Building Code;  
T Turnarounds must meet or exceed all of the NFPA requirements as per the Fire Marshal;  
Confirmation from the Town Engineer regarding probable construction cost (bonding requirements for Phases as required by the Town Engineer).

**PUBLIC COMMENTS:**

Ralph and Lois Stravato, 61 Dog Hill Road, asked if construction of the sewer would take place before paving the road. Mr. Thibeault answered "yes."

Ashley Pierson, 11 Blumenthal Drive, referred to the map and indicated a rock wall and asked if it would be removed. Mr. Thibeault explained that portions not associated with the boundary will be removed. Boundary walls will be left intact. Ms. Lorents suggested that an agreement be made, between interested parties, regarding the disposition of the rocks. Mr. Thibeault was agreeable.

Ms. Pearson asked about drainage due to the 10% grade for Roadway A.

Mr. Thibeault explained that there would be a riprap (rock-lined swale) on the side of the road and the water would drain to the south (to the left) to the impact basin. No crown on the road. He explained that the current flow across her property now would continue to flow across her property as they will not be interrupting that.

Ms. Pearson asked if it cuts off the top portion of the driveway.

Mr. Thibeault explained that he does not believe it would, but when that portion of the construction is being done, they would meet with her to ensure her satisfaction.

Ms. Pearson asked when construction would begin.

Mr. O'Keefe and Mr. Thibeault explained that, if approved, construction would be anticipated to start in spring 2020.

Ms. Pearson will go to the Planning & Development Office to view the Plans.

Arlene Hourihan, 24 Blumenthal Drive, asked if the emergency access road is to be a one-way.

Mr. Thibeault explained that the intention is for it to be a one-way drive (18-foot wide). He explained that the people, from Blumenthal Drive, who currently use the road to access and egress their property will continue to be able to use it. They are not posting it as a one-way, but they would put a "DO NOT ENTER" sign to discourage other people from using it.

Ashley Pearson, 11 Blumenthal Drive, asked where the "DO NOT ENTER" sign would be located.

Mr. Thibeault answered at the top of Dog Hill Road.

Ralph Stravato, 61 Dog Hill Road, asked if his sewer line would be connected to the new pipe.

Mr. Thibeault explained that Mr. Stravato's would not be touched.

Motion was made by Milburn Stone to close the public hearing for **Special Permit & Site Plan Application #19-1215**; Preserve At Valley View, LLC; (Richard O'Keefe/Landowner); proposed 20 duplex residences (40 units) condominium complex; Zoning Section 410.2.2.L and 570.4; 55 Dog Hill Road; GIS MAP 130; Lot 12; ~11.7 acres; Low Density Zone – **CONT. FROM 06/17/2019 & 07/15/2019 & 08/19/2019**. Second by Virge Lorents. Motion carried unanimously (5-0-0).

**B. New Hearings Scheduled for Tonight's Meeting**

1) **Zone (TEXT) Change Application #19-1211**; Proposed Adaptive Re-Use of an Agricultural Building; under Rural Development, Section 410.1.2.q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone, Section 410.3.2.m (Special Permit).

Ann-Marie Aubrey explained that this had previously been before the PZC by a private applicant and the applicant had withdrawn without prejudice. The PZC had discussion and reviewed the proposed document (dated July 15, 2019) at its July 15, 2019 Workshop Session and agreed to move forward with the hearing at that time. This proposed Text Change is from the PZC and was advertised, as required, in the Norwich Bulletin. A notice was sent to NECCOG in a timely manner and a notice was posted with the Town Clerk in a timely manner.

Ms. Aubrey gave a brief overview of the intent: A particular set of Requirements; Limit the uses that would be allowed; Concern with landscaping, screening and aesthetics.

There were no comments from Commission Members or from the public.

Motion was made by Virge Lorents to close the public hearing for **Zone (TEXT) Change Application #19-1211**; Proposed Adaptive Re-Use of an Agricultural Building; under Rural Development, Section 410.1.2.q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone, Section 410.3.2.m (Special Permit). Second by Milburn Stone. Motion carried unanimously (5-0-0).

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

### **A. Continued from the AUGUST 19, 2019 Planning Zoning Commission Meeting**

1) **Special Permit & Site Plan Application #19-1215**; Preserve At Valley View, LLC; (Richard O’Keefe/Landowner); proposed 20 duplex residences (40 units) condominium complex; Zoning Section 410.2.2.L and 570.4; 55 Dog Hill Road; GIS MAP 130; Lot 12; ~11.7 acres; Low Density Zone – **CONT. FROM 06/17/2019 & 07/15/2019 & 08/19/2019**

Motion was made by Brian Card to approve **Special Permit & Site Plan Application #19-1215**; Preserve At Valley View, LLC; (Richard O’Keefe/Landowner); proposed 20 duplex residences (40 units) condominium complex; Zoning Section 410.2.2.L and 570.4; 55 Dog Hill Road; GIS MAP 130; Lot 12; ~11.7 acres; Low Density Zone, with the following conditions:

- Screening, if needed, will be added for lots along Blumenthal Drive (with Staff) above and beyond screening that is already provided.
- Bonding, as reviewed and approved by the Town Engineer, to be provided by Phase.
- The IWWC letter, with conditions, to be incorporated as a reference.
- The twenty-foot separation between buildings is acceptable provided all construction is compliant with code per the Fire Marshall (NFPA and CT Building Codes).
- Association Documents to be provided and are to be reviewed and approved by Town Staff.
- Access to be adjusted for the small attenuation area on the southern side of the development.
- Development Map to be displayed at the mailbox location, as agreed to by the Applicant.
- A few benches to be provided along walking trail, as agreed to by the Applicant.
- “T” Turnarounds on Roadway B to be extended, consistent with the Fire Marshall’s request.
- Bus Shelter to be constructed as part of Phase 1 of the Project, with a solar light.

Second by Virge Lorents. There was 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).

### **B. New Hearings Scheduled for Tonight’s Meeting**

1) **Zone (TEXT) Change Application #19-1211**; Proposed Adaptive Re-Use of an Agricultural Building; under Rural Development, Section 410.1.2.q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone, Section 410.3.2.m (Special Permit).

Motion was made by Brian Card to approve **Zone (TEXT) Change Application #19-1211**; Proposed Adaptive Re-Use of an Agricultural Building; under Rural Development, Section 410.1.2.q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone, Section 410.3.2.m (Special Permit) with an effective date of October 21, 2019, at 12:01 a.m. Second by Virge Lorents.

There was discussion regarding a typographical error “Craftspersons” which Staff will correct.

Roll Call Vote: Virge Lorents – yes; Sheila Roddy – no; Milburn Stone – yes; Brian Card – yes; Keith Thurlow – yes. Motion carried (4-1-0). Sheila Roddy was opposed.

### **C. Site Plan Reviews Scheduled for Tonight’s Meeting**

1) **Site Plan Application #19-1224**; Miyoshi America, Inc.; proposed bldg. addition and parking lots including new access driveways and utilities; 110 Louisa Viens Drive; GIS MAP 57; Lot 8; ~61 acres; Industrial Zone.

Bruce Woodis, KWP Associates, represented the Applicant (Al Thibeault was present). Alex Pawlowski, Engineer/Architect with SPEC who is doing the building design, was also present. Mr. Woodis explained that, at last month’s meeting, he had presented plans in an overview fashion showing the proposed building addition, parking areas, etc.

Mr. Woodis gave another brief overview/PowerPoint presentation. He orientated the property explaining that, in the last year, they had filed plans to consolidate all of the properties owned by Miyoshi. Their main plant is at 110 Louisa Viens Drive where main production and offices are located. Their auxiliary building at 90 Louisa Viens Drive and another building at 70 Louisa Viens Drive are used for storage/warehouse.

- Sheet #3 – Site Plan, was displayed and Mr. Woodis indicated the locations of the existing building, existing employee parking areas. He indicated where the addition to the building and additional parking are proposed. Total square footage of all three buildings, plus the addition, would require 163 parking spaces which would be excessive for this facility. He explained that there are currently 70-80 employees and there are currently 83 parking spaces which is adequate. He explained that, when the building addition is constructed, it is anticipated that there would be 90-95 parking spaces for the few additional employees that would be working in the expanded manufacturing and warehousing area in the addition. He indicated where additional parking spaces could be located and other existing paved areas that could be striped. He is hoping that parking regulations for industrial and manufacturing facilities will be revised to reduce the number of required parking spaces by the time the Project is completed.
- Mr. Woodis indicated where new loading docks (two below grade and one at grade) and a fourth loading area for a trash compactor are proposed.
- Mr. Woodis indicated the location of a new roadway to serve the shipping and receiving area. It is to be 26-feet wide in keeping with Fire Regulations (continuous loop road around the building). Emergency vehicles could make a complete loop, if necessary.
- Mr. Woodis indicated where a new Fire Hydrant (making a total of four) is proposed to be installed also in keeping with Fire Regulations (NFPA).  
Mr. Woodis stated that he has reviewed the Project with Town Staff, including Fire Marshal, Randy Burchard. He said that Mr. Burchard is satisfied with the access drive and the proposal for an additional hydrant. The addition will be fully sprinklered. The current building is also fully sprinklered.
- Engineering Requirements: Reduced the amount of storm water going into the Town storm drainage system. Mr. Woodis explained that there will be roof drains on the new building which will be combined and piped out into a large detention area in the rear of the property. He also indicated the location of a catch basin to an oil and water separator to a series of galley structures that will re-introduce water into the ground. He indicated another catch basin to be located at the end of the parking area. Mr. Woodis stated that the Town Engineer has reviewed and approved all of the drainage design and calculations.

Ms. Aubrey stated that it meets the Zoning requirements and she explained that, at the site plan review, a checklist had been created which shows how comments that had been made had been addressed (included in packets to Commission Members).

There was discussion regarding parking requirements. Ms. Aubrey explained that the Applicant must come in under the current Regulations (which they do meet), but if changes to the Parking Regulations are approved, the Applicant can come back and request a site plan change for less parking. Brian Card stated that they have to demonstrate that they can meet the requirements. Mr. Woodis stated that they would be particularly interested in parking requirements based on number of employees as opposed to the square footage of buildings, which would be more appropriate for most industrial-type applications. He said that they hope to get a new employee parking area roughed-in this fall and, over the course of the winter, move some of the material behind the proposed addition where they would construct the construction laydown area. They plan for building construction to commence next spring and continue throughout 2020 with completion toward the end of the year. Milburn Stone discussed parking requirements and the possibility that the Regulations may change.

Mr. Thurlow asked about what the plan is regarding traffic and parking during construction. Mr. Woodis indicated the location where parking would be in an existing parking area. He indicated where conduit would be installed (placeholders). He explained and indicated that they will always allow for a travel lane to go through. Mr. Thurlow explained that his concern is for public safety. Mr. Woodis explained that they plan to maintain the current pass-way as they do not feel that a temporary access will be needed. He said that most of the work for the new parking areas is going to be adjacent to the access road coming in. He said that if there are a couple of days where employees would need to park elsewhere, there is sufficient parking in the other paved parking areas off to the side. He feels that this can be accomplished and that everyone will be safe.

Mr. Thurlow asked about a dumpster near steps near the northeast corner of the building. Mr. Woodis stated that the dumpster is to be relocated to the loading dock area and that it can be noted on the plan as a condition of approval.

Mr. Thurlow asked about a concrete loading ramp. Mr. Woodis explained that the building is at ground level and they need one loading dock at ground level (which will be achieved by a concrete ramp going up). This will be adjacent to the two

other loading doors where it will be level, but four feet below the floor level. Mr. Woodis also explained and indicated where they will need to install a concrete retaining wall parallel to the building along the front.

Mr. Card commented about the trash compactor and the drainage and asked if there was a formal, stamped letter from the Town Engineer regarding his review of the drainage calculations. Mr. Woodis stated that there was not. Mr. Card asked if test pits had been done to verify the infiltration rates for that catch basin. Mr. Woodis explained that soils testing had been done out in the field just beyond this area and it is all gravel and sand, no groundwater. Mr. Card expressed concern, based on assumptions, as to whether that infiltration box would be able to manage all of the water that could potentially go into that catch basin. Mr. Card recommended that a stamped report be submitted as part of the record in case something fails. Mr. Woodis stated that he has no problem with providing stamped calculations. Mr. Card asked if it goes to an oil/water separator. Mr. Woodis stated "yes." Mr. Card asked if there is a valve at the oil/water separator. Mr. Woodis stated that there is, but it was not on the Plan. Mr. Woodis suggested that it could be added as a condition of approval. Mr. Card asked about a trough in the low-grade area for the two main docks. If there is a leak, it will go into that catch basin and then to the oil/water separator. Mr. Card asked that the spill plan be updated referencing this and that any emergency response actions will be addressed. Mr. Woodis agreed and stated that he has already had discussion regarding that.

Mr. Card asked if the storm water pond on the south side is part of the development. Mr. Woodis explained that it is part of the property, but that it is not a pond, just a big, dry bowl.

Ms. Aubrey stated that there have been numerous meetings with the Fire Marshal, Zoning Official, Building Official, and the Town Engineer.

Virge Lorents asked about dark-sky compliant lighting. Mr. Woodis confirmed that they have submitted the specifications for dark-sky compliant lighting.

Mr. Thurlow asked about the plan for the trucks coming in which would then back in. Mr. Woodis stated "correct."

Al Thibeault, who retired recently from Miyoshi America, Inc., but is now consulting for them on this Project, explained that the intent on the south side of the building is to just have access to various rooms going inside so that they can add large equipment/compressors/water purification system so that they will not have to go through the main Plant during operations. The intent was not to have car traffic or truck traffic going back and forth, however, emergency vehicles could use it.

There were no comments from the public.

Motion was made by Brian Card to approve **Site Plan Application #19-1224**; Miyoshi America, Inc.; proposed bldg. addition and parking lots including new access driveways and utilities; 110 Louisa Viens Drive; GIS MAP 57; Lot 8; ~61 acres; Industrial Zone, with the following conditions:

- A valve to be installed after the oil/water separator on the loading dock catch basin/oil-water separator infiltration system.
- A stamped, engineering report for the drainage modification to be submitted to the Town for the record.
- Spill plan to be updated, as necessary, for the drainage modifications as shown.

Second by Milburn Stone. There was 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).

#### **D. Un-Subdivision Application Scheduled for Tonight's Meeting**

1) **Un-Subdivision Application #19-1225**; Bell CT Property, LLC; Stephen Bell, Member; current owner of real estate currently known as 317 Valley Road; wants to un-subdivide the property for tax purposes; 55 Lot subdivision; 317 (333) Valley Road, LD and RD Zones

Virge Lorents recused herself and left the room.

Ms. Aubrey requested that this Application be continued to next month. She explained that the Applicant purchased the property which had already been subdivided (mylars recorded), but they have no intention of going forward with the development. It is owned by an LLC and it needs to be verified that Stephen Bell is a member of the LLC and that the LLC has given him permission to go forward with this.

Motion was made by Milburn Stone to continue **Un-Subdivision Application #19-1225**; Bell CT Property, LLC; Stephen Bell, Member; current owner of real estate currently known as 317 Valley Road; wants to un-subdivide the property for tax purposes; 55 Lot subdivision; 317 (333) Valley Road, LD and RD Zones to the next regular meeting of the Planning and Zoning Commission on Monday, October 21, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Sheila Roddy. Motion carried (4-0-0). Virge Lorents had recused herself.

Ms. Lorents returned.

**VIII. NEW BUSINESS (review/discussion/action)**

1) **Special Permit Application #19-1226**; Michael S. Teed; (Beth Thompson, Landowner); request special permit to change one non-conforming use to another non-conforming use under Section 520.7 "Change" of the Town of Killingly Zoning Regulations; (production brewery combined with a retail space for the consumption and sale of beer); 1001 Hartford Pike; GIS Map 117; Lot 29; Low Density Zone. **Review; and if it is determined that the application is complete the Commission must decide to either 1) have a pre-application meeting; or 2) conduct a site walk; or 3) schedule a public hearing on the application. The next available date for a public hearing is October 21, 2019.**

Ms. Aubrey explained that this is a pre-existing building and the Applicant had submitted a survey that was already recorded. They are in the process of obtaining an easement from the neighbor who has agreed to it. A map containing the easement is needed as well as an easement agreement, therefore, the Application is not complete. The Applicant has stated that he will have these items by October 21, 2019.

There was discussion regarding non-conforming use. Ms. Aubrey read aloud from Section 520.7 – Change, of the Regulations. They will need to make the case that this use would be more nearly conforming to the Regulations. There was discussion. Mr. Card suggested waiting to schedule a public hearing until the Applicant has proven access on the application.

Motion was made by Brian Card that the Application is not complete, at this time, for **Special Permit Application #19-1226**; Michael S. Teed; (Beth Thompson, Landowner); request special permit to change one non-conforming use to another non-conforming use under Section 520.7 "Change" of the Town of Killingly Zoning Regulations; (production brewery combined with a retail space for the consumption and sale of beer); 1001 Hartford Pike; GIS Map 117; Lot 29; Low Density Zone, and the Applicant has until the next regular meeting of the Planning and Zoning Commission on Monday, October 21, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. to complete the Application. Second by Milburn Stone. Motion carried unanimously (5-0-0).

2) **Pre-Application Meeting; Review of Conceptual Plan**; 145 Alexander Parkway, LLC; Louisa Viens Drive and Alexander Parkway; GIS MAP 36; Lot 2; Industrial Zone. Conceptual plan, incubator units for industrial uses. **Review; and discuss; the Commission may decide to 1) continue this pre-application review; or 2) schedule a site walk; and/or 3) explain to applicant next steps in process.**

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

Ms. Aubrey explained that 145 Alexander Parkway, LLC is ready to enter into a purchase agreement with the Town of Killingly for this property. She explained that the property, itself, is quite extensive, however, there are issues with utility easements, a conservation easement, and power lines running through leaving a very limited area that can be developed. When the application comes before the PZC, it will most likely be a site plan review because you are allowed a contractor's business in an industrial area under the Industrial Zone. Ms. Aubrey read aloud from Section 430.1.a, and referred to 430.1.b, and 430.1.c. Mr. Card noted that if the Applicant were looking to go beyond what is allowed, it would be special permit.

David Desmarais, represented 145 Alexander Parkway, LLC, confirmed that the Purchase and Sale Agreement has already been signed with the Town. He explained that they would like to get feedback from the PZC, before they purchase the land, with regard to start-up business, commercial condos. The primary, first tenant would be a site contractor in the first building.

Virge Lorents asked about how they would deal with conflict/separation of clean office-type businesses from the dirty contractor-type businesses. Mr. Desmarais explained that the two buildings closest to the power line easement could

possibly be where contractors would be located. They plan on bringing sewer to the property and oil/water separators. He said that it may only be feasible to run off of wells rather than city water (since it is so far away). He is aware that he will need to meet with the Fire Marshal. The buildings are sized at 12,000 s.f. They are proposing either 30' x 50' units or 80' x 120' units for drive-thru purposes. The Town of Putnam has some of these units, but they are currently full.

There was discussion regarding how the tenants would be compatible. Ms. Aubrey explained that the occupation of every building would need to come in, at least, for a Zoning Permit, but then, it may be determined that they need either a Site Plan Review or a Special Permit. Mr. Desmarais commented that they assumed that for any new tenant. Mr. Desmarais stated that Desmarais & Sons would occupy two bays in Building 1.

Ms. Aubrey has spoken with Elsie Bisset, Director of Economic Development, who stated that there appears to be a need for this type of condominium for incubator businesses (which are not only high-tech). She explained that a home occupation that has been successful and have outgrown their residence. Ms. Aubrey offered to review the Regulations.

Mr. Card supports the development of this property because it is in a very difficult area with a lot of easements. He said that the PZC, with Site Plan Review for uses that are allowed under the Zoning, would be looking at buildings, spaces, parking (most intensive vs. least intensive), utilities.

Norm Thibeault, Killingly Engineering Associates, commented that areas can be designated for auxiliary parking (needs to be shown on the site plan). He stated that, being in the Industrial setting, it is not any different from any other buildings with multiple tenants. He feels that it will not be difficult to keep the more-intensive uses separated from the less-intensive uses so that they can co-exist with each other without interfering with each other.

Mr. Card asked if the Commission is in favor of developing this parcel with this type of development: Virge Lorents; Sheila Roddy; Milburn Stone; and Brian Card all expressed that they are in favor of Mr. Desmarais moving forward with the Site Plan.

Keith Thurlow returned and resumed the position of Chair.

3) **Gravel Permit Extension Application #19-1227**; Ernest Joly & Sons, Inc; for a three (3) year permit extension/renewal for sand and gravel excavation, including gravel crushing operation; contains approximately 175 acres of land; 32 Beatrice Avenue; GIS MAP 262; Lot 15. (Prior files #16-1155; #04-860, etc.) **Receive, and schedule a review for the next regularly scheduled meeting of October 21, 2019.**

Ms. Aubrey explained that this request came in late in the afternoon on Thursday, September 12, 2019. Staff has to do a review/site walk.

Motion was made by Brian Card to schedule a review for **Gravel Permit Extension Application #19-1227**; Ernest Joly & Sons, Inc; for a three (3) year permit extension/renewal for sand and gravel excavation, including gravel crushing operation; contains approximately 175 acres of land; 32 Beatrice Avenue; GIS MAP 262; Lot 15. (Prior files #16-1155; #04-860, etc.) for the next regular meeting of the Planning and Zoning Commission on Monday, October 21, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (5-0-0).

**IX. WORKSHOP MEETING – (review / discussion / action)**  
Schedule Workshop if necessary.

There was discussion and it was decided to schedule a Workshop regarding Parking on October 21, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 6:00 p.m.

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

1) Special Meeting of Monday, August 12, 2019 – Special Meeting POCD

Motion was made by Milburn Stone to approve the Minutes of the Special Meeting of August 12, 2019 – POCD. Second by Virge Lorents. Motion carried unanimously (5-0-0).



2) Regular Meeting of Monday, August 19, 2019 – Regularly Scheduled Meeting

Motion was made by Milburn Stone to approve the Minutes of the Regular Meeting of August 19, 2019. Second by Virge Lorents. Motion carried unanimously (5-0-0).

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

**1. Schedule Next Special POCD Meeting for Monday, MONDAY, SEPTEMBER 23, 2019 @6:00.**

At this meeting it will be determined if another meeting is needed to be scheduled for Monday, September 30, 2019.

**2. Schedule Next Special POCD Meeting for Monday, MONDAY, SEPTEMBER 30, 2019 @6:00.**

**1. Next Regular Meeting – MONDAY, OCTOBER 21, 2019 @ 7:00 pm**

**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 Brian Card to adjourn at 8:58 p.m. Second by Virge Lorents. Motion carried unanimously (5-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Clerk