



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

**MONDAY – SEPTEMBER 17, 2018**  
**SPECIAL WORKSHOP MEETING**  
**6:00 PM**

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

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2018 SEP 25 AM 10:54  
Elizabeth M. Wilson

**MINUTES**

I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 6:03 pm.

**ROLL CALL** – Virge Lorents, Sheila Roddy, Milburn Stone, Keith Thurlow.  
Brian Card was absent with notice. Matthew Wendorf was absent.

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

II. **SEATING OF ALTERNATES** – None.

III. **PLAN OF CONSERVATION AND DEVELOPMENT (POCD) – (review/discussion/action)**

**1. Director of Planning to read into the record letters received from the following:**

Ann-Marie Aubrey read letters from the following residents into the record (all were dated August 20, 2018). The letters had been submitted (and copies had been provided to Commission Members) for the Special POCD Workshop Meeting held on August 20, 2018, however, there was not enough time to read them into the record at that meeting.

- a. Lois Latraverse
- b. Lenore Gudmundson
- c. Lisa Suchy
- d. Keith Suchy

**2. Motion to Suspend the Rules and Receive Comments from Others**

Motion was made by Virge Lorents to suspend the rules to open the floor for discussion. Second by Milburn Stone.  
Motion carried unanimously (4-0-0).

**a. Discussion with various boards and commission representatives in attendance**

**1. WPCA / Engineering Department**

David Capacchione, Town Engineer, represented the WPCA. The recommendation of the Water Pollution Control Authority for the POCD is that there is no modification to the sewer avoidance area. Renew as is.

Mr. Capacchione explained the current status of the proposed project for the upgrades to the Facility. The State is requiring that a resolution to increase the amount previously authorized be approved by both the Town Council and the WPCA.

There was discussion regarding whether the Plant capacity will be able to meet the requirements for the next ten years. Currently, the Plant is rated at 8 million gallons per day and they treat 3 – 3.25 million gallons per day. Mr. Capacchione explained that, even with the new upgrades to the Facility, they would not be able to treat 8 million gallons per day on a daily basis. Additional clarifiers would be needed to expand capacity. He explained that the State will downgrade the Plant at some point in the future. Modeling shows that we have probably 20 years before we reach capacity that we can no longer treat effectively at the Plant.

There was discussion regarding a 300-acre parcel on Westcott Road which is not in the sewer avoidance area (there are no plans for expansion at this point).

## **2. Fire Chiefs/District Presidents/Fire Marshal**

Representation: Randy Burchard – Fire Marshal

Tom Brennan – South Killingly Fire Department

George Stevens – Chief, East Killingly Fire Department

Matt Derosier – Chief, Attawaugan Fire Department (arrived at 6:47 p.m.)

Mr. Burchard explained that he had sent a letter to each of the District Presidents (via the Chiefs), but due to conflicting meetings, most were not able to attend.

Mr. Thurlow and Ms. Aubrey gave a brief explanation of what type of information the Fire Departments could contribute that would be helpful regarding the POCD (e.g. regionalization, grant funds for a specific project, emergency storms or things of that nature, growth in the Fire Departments).

- Mr. Stevens stated that large-scale subdivisions impact the Fire Department regarding call volume and water supply.

Mr. Stevens spoke about the growth of the Fire Department. Calls range from 140 calls per year to 180 calls per year. They keep up with the equipment on the 20-25 year schedule for fire apparatus. There are currently 25 members on the roster and they are doing very well with that.

Mr. Stevens commented that there is a 600-acre parcel on Bailey Hill Road currently for sale and that the Fire Department would be impacted if a large subdivision went in there. Ms. Aubrey explained that it is in bankruptcy proceedings and that no one has inquired about it. Discussion continued.

- Lynn LaBerge, Fire Commissioner for Danielson, commented that the Danielson and South Killingly Districts have an agreement to cover for each other and also to use each other's equipment. They also have worked on a plan regarding blocking I-395 when needed.
- There was discussion regarding the amount of equipment/gear needed among the six Fire Departments in Town. Mr. Stevens commented that what East Killingly currently has is sufficient for now and for the future, but he would not recommend less. The needs of each district are independent to each district. The Departments do hose testing and ladder testing together as a group. The Departments are working together to get discounts by buying the same types of gear and also with swapping rather than buying.

- Mr. Brennan commented that mutual aid is good. He stated that the gear they have is tailored to their needs for the types of rescues that they do (e.g. cliffs). South Killingly is doing an addition to increase storage. He would need to speak with the Chief regarding future goals.
- There was discussion regarding the need for equipment. Mr. Burchard commented about the growth of the Town and explained that all of the Departments are designed with specialized units which help each other when needed with apparatus/equipment/manpower. There are 26 apparatus and roughly 200 volunteers to cover the 52 square miles. He also explained about ISO ratings. They do a lot of medicals in Town (population over 17,000).
- Mr. Burchard stated that with eight districts, two of the districts (Dyer Manor and Orient Heights) subcontract with the Borough of Danielson for a reduced cost.
- Mr. Burchard stated that, strategically, for a catastrophic event in the Town of Killingly, each Station is pretty much geographically perfect to handle major thorough-ways, population control or natural disasters that may happen (e.g. the gas explosions that have recently happened in Massachusetts).
- There was discussion regarding the monthly Chiefs' meeting where Mr. Burchard gives a Fire Marshal's Report which keeps the Chiefs informed of what is going on in Town.
- Regarding Growth, Mr. Burchard spoke about the importance of providing water to the subdivisions in the more rural areas to provide the best fire protection possible. He suggested that the developers pay for the water services and fire protection required for these subdivisions. He suggested that the Association be responsible to pay for the fire hydrants to be maintained and the fire department be allowed 24/7 access. There was a suggestion to possibly add language to the Subdivision Regulations. Ms. Aubrey will meet with the Fire Marshal and Fire Chiefs to further discuss this.

Matt Derosier arrived at 6:47 p.m.

- Mr. Burchard spoke about building construction: plastic and petroleum-based products which produce high heat. He recommends, for future growth, based upon the construction and square footage, try to limit condensing in subdivisions. He asked that the Commission look at setbacks.
- There was discussion regarding Fire Department access and adequate turn-arounds in cul-de-sacs. It is best to have two ways in and out. Ms. Aubrey explained that the Regulations allow cul-de-sacs to be 1,750 feet and have the right to insist on things according to public health, safety and welfare.
- There was discussion regarding consolidation. Mr. Burchard stated that the Districts are all working toward a common goal. They understand that the Town is growing and volunteerism is declining. Some Departments have implemented either a paid staff or pay-by-call. Most Departments offer a stipend-type program in coordination with the Town of Killingly Fire Fighter Reimbursement Program. Regarding Growth of the Departments, Mr. Burchard stated that he feels it will always be a Killingly-type Department, and you may see more of a collaborative effort with all of the Departments and Chiefs working together, but he feels that it will remain the same as it is now. Mr. Derosier spoke about how the Attawaugan Department has implemented a policy this budgetary year to have a paid person on staff. So far this year, Attawaugan has had 75 more calls than this time last year (most during the daytime). Duty/shift coverage (Monday thru Friday 8 am to 4 pm). He said it has worked out well. Ms. LaBerge commented that Dayville has two and that Danielson is considering it for next year's budget also.

Mr. Brennan stated that it has been discussed at South Killingly also to work in conjunction with Danielson.

There was discussion regarding gear. The Attawaugan Fire Department is not one of the Departments that are purchasing the same brands of equipment together. They opted to keep using their brand of choice and the company has given them reduced pricing as well.

Mr. Thurlow asked that the Fire Departments review the section of the POCD regarding fire safety and to draft something for review by the PZC.

**3. Conservation Commission –No Representation.**

**4. Others in attendance – General Public – General Comments – None.**

**b. General Discussion regarding the POCD – comments / questions / actions if necessary**

- 1. Proposal from Connecticut Economic Resource Center – facilitate charrette, etc. – No Discussion.**
- 2. Orton Family Foundation – “Heart and Soul” planning program. – No Discussion.**

#### **IV. MOTION TO ADJOURN**

Motion was made by Sheila Roddy to adjourn at 7:09 p.m. Second by Milburn Stone. Motion carried unanimously (4-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Secretary