



**TOWN OF KILLINGLY  
INLAND WETLANDS AND WATERCOURSES COMMISSION**

**Monday, November 1, 2021**

**Regular Meeting – Hybrid Meeting**

**7:00 PM**

**Second Floor – Town Meeting Room**

**Killingly Town Hall**

**172 Main Street**

**Killingly, CT**

**AGENDA**

Public can also 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.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ADOPTION OF MINUTES – (Review/Discussion/Action)**
  - A. October 18, 2021, Special Meeting Minutes
- IV. **CITIZENS' PARTICIPATION** – Pursuant to Governor's Executive Order 7B, all public comment can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov) or mailed to Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment received prior to the meeting will be posted on the Town's website [www.killinglyct.gov](http://www.killinglyct.gov).
- V. **Unfinished Business: – (Review/Discussion/Action)**
  - A. **Application 21-1534 of Clifford Larose** for construction of a single-family home within 200' upland review area (first split of property); 20 Halls Hill Road; Map ID 000271, Alt ID 214-8; Rural Development Zone. (Authorized Agent Application)
- VI. **New Business: (listed in order of receipt) – (Review/Discussion/Action)**

If the application is complete the Commission shall decide if a public hearing and/or site walk should be held on each application and continue further action until next month's meeting. The Commission may also delegate to its duly authorized agent.

  - A. **Application 21-1536 of St. Joseph's Roman Catholic Church** for construction of a one-way entrance drive from Upper Maple Street within 200' upland review area; 350 Hartford Pike; Map ID 007026, Alt ID 107-51; Low Density Zone.
- VII. **Correspondence to the Commission**
- VIII. **Staff Report**
  - A. Authorized Agent Approvals
    - 1. **Application 21-1535 of Gregory Albright** for installation of 45 ground mounted PV solar panels, 100A MSP, 15.75kW within 200' upland review area; 497 Westcott Road; Map ID 002607, Alt ID 203-22; Rural Development Zone.
  - B. Monthly Zoning/Wetlands Report
  - C. Other

**TOWN OF KILLINGLY**  
**INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)**  
**Killingly Town Hall**  
**172 Main Street**  
**Danielson, CT**  
**SPECIAL MEETING MINUTES**  
**Monday, October 18, 7:00 PM**

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2021 OCT 27 PM 1:10  
*Eggers, Sandy*

This meeting was held in person and virtual with connections via live stream and video conferencing.

- I. Call to order: Chairman Sandy Eggers called the meeting to order at 7:10 p.m.
- II. Roll Call:  
**Members Present:** Chairman Sandy Eggers, Vice Chairman Rodney Galton, Deborah Lamiotte, and Secretary Corina Torrey. **Member Absent:** Fred Ruhlemann (with notification).  
**Also Present:** Allison Brady Planning Assistant / Natural Resources Officer
- III. Adoption of Minutes:
  - A. August 2, 2021 Regular Meeting:  
  
**MOTION #1 (10.18.21):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetlands and Watercourses Commission approve August 2, 2021 Regular Meeting Minutes – as presented  
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**
- IV. Citizens' Participation: NONE
- V. Unfinished Business:
  - A. **Application #21-1530, Alicia Bianco:** for construction of a single-family home within the 200' upland review area; Located at 61 Shippee School House Road; Map ID 009832; Alt ID 208-12; 2.36 Acres; Rural Development Zone.  
  
**APPLICANT/PRESENTATION:** Norman Thibeault, Killingly Engineering Associates, was present to represent the applicant. This application is in front of IWWC for conceptual approval only. Original approved sub-division associated to this application was obtained in 2003.  
  
This is a lot of record and is pre-existing/non-conforming. Based on restrictions of the site, we are limited as to what we can do. The applicant has obtained Zoning Board of Approval for adjustments to set-back lines from 75 ft. to 55 ft. This will allow a more reasonable driveway and allow for necessary grading. Septic design was modified and moved towards the front of the property as much as possible and is 100 ft away from wetlands. Soils on the property are favorable. This property contains a large amount of conservation easement acreage. Large boulders from the site will be placed along conservation easement to prevent activity in that area.  
  
**IWWC/COMMENTS:** Members asked if the abutting state of RI has been contacted and if there were any comments. Mr. Thibeault administratively contacted RI and did receive comments back. Members asked to see a remediation plan. Members asked for the remediation plan. Mr. Thibeault submitted it into the record.  
  
**MOTION #2 (10.18.21):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission approve Application #21-1530, Alicia Bianco - as presented  
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**
  - B. **Application #21-1533, Briarwood Falls LLC** for filling of approximately 1750 sq ft of previously disturbed wetlands to install cross culverts for a roadway project; Project Originally approved in 2005 and partially constructed; 61 Deerwood Drive; Map ID 005760; Alt ID 138-12; Low Density Zone.  
  
**APPLICANT/PRESENTATION:** Norman Thibeault, Killingly Engineering Associates, was present to represent the applicant. This application is considered the second to last phase of the Briarwood Project. This project was previously approved sometime in 2004. Most of the houses are duplexes and parts of the project are partially constructed due to the economic downturn in 2007 – 2008. The current owner purchased the property about 5 years ago. Since then, some single-family houses were built along with a community center.

The applicant is seeking conceptual approval for the proposed disturbance to wetlands for the installation of the culvert. There is an associated wetland system that runs through the area. Water travels down from wetlands into the conservation easement area and continues toward Weststone brook. Proposed construction activity is to install culvert, build the road over it, and allow water to continue flowing in its existing path.

**IWWC COMMENTS:** Chairman Eggers noted there is no staff review report from David Cappachione, the Town Engineer. Norman Thibeault responded there is no hard design on this activity as this application is seeking conceptual approval only. At such time final plans are in place the applicant will return for actual approval.

**MOTION #3 (10.18.21):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission approve Application #21-1533, Briarwood Falls LLC., with the following conditions:

1. Total amount of disturbance is strictly 1750 square feet
2. Town Engineer is to provide full staff report including design and calculations
3. Applicant is to return to IWWC for final approval

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

VI. New Business: NONE

VII. Correspondence to the Commission: NONE

VIII. Staff Report:

A. Authorized Agent Approval:

**Application #21-1534, Clifford Larose** for construction of a single-family home within 200' of upland review area; Upland Review Area (first split on property); Located at 20 Halls Hill Road; Map ID 000271; Alt ID 214-Rural Development Zone. **APPROVED WITH CONDITIONS 10/18/21.**

**STAFF COMMENTS:** Jonathan briefly joined this meeting to provide an update. He has reviewed site plans as submitted. Application activities are to construct 3-bedroom house with a garage & septic system and to provide for a free split. There is no subdivision requirement but the applicant is required to come to IWWC.

The House is pre-existing & non-conforming but the lot is conforming. Therefore, a favorable decision does not increase any non-conformity on the lot and there is no negative impact to wetlands. Although this is a small area, this application meets criteria for frontage, set-backs, and buildable area, etc. Septic system can be inside setback. In the Town of Killingly septic systems are not considered structures that have to meet set-backs because the system is considered a utility. Health Department approval has been submitted.

**IWWC/COMMETNS:** There was consensus that IWWC would like to see engineering design details for the culvert outlet drain and associated grading and nitrogen loading numbers/calculations prior to moving forward with this application.

**MOTION #4 (10.18.21):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission voted to accept the application but asked that this application come in front of IWWC to provide additional information

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

IX. Town Council Liaison: N/A

X. Adjournment:

**MOTION #5 (10.18.21):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland Watercourses Commission adjourn the meeting at 8:10 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

Respectfully submitted,  
*Sherry Pollard,*  
IWWC Recording Secretary

## **STAFF REPORT**

### **GENERAL INFORMATION: IWWC Application #21-1534**

REQUEST: Application 21-1534 of Clifford Larose for construction of a single-family home within 200' upland review area (first split of property); 20 Halls Hill Road; Map ID 000271, Alt ID 214-8; Rural Development Zone. (Authorized Agent Application)

PURPOSE: Applicant is proposing a 1 lot (first or "free" split) to construct a single-family home.

APPLICANT: Clifford Larose

OWNER: Clifford Larose

PARCEL ID: Map ID 000271, Alt ID 214 – Lot 8

LOCATION: 20 Halls Hill Road

ZONING: Rural Development Zone

REPORT BY: Jonathan Blake, Planner / Zoning Enforcement Officer

SUMMARY: The applicant applied for an Authorized Agent Approval for a single-family house with an onsite septic and well within 200' upland review.

REGULATION:

*For subsurface sewage disposal system, tank, leach field, dry well, chemical waste disposal system, manure storage area, or any other pollution source*

*100' – inland wetlands, watercourses, rivers and perennial streams.*

*50' – wetland pockets and intermittent streams*

*(Section 6.3, Town of Killingly Regulations for the Protection and Preservation of Inland Wetlands and Watercourses (Killingly IWWC Regulations)).*

*50' – Single and two-family residential structures*

*75' – Other main-use buildings or structures*

*100' – Accessory structures housing animals*

*50' – Other accessory structures*

*25' – Other accessory structures less than 150 square feet in size*

*25' – No disturbance wetland buffer*

*Separation distances listed above may be increased by the Commission if deemed necessary for the protection and preservation of the natural and indigenous character of the wetlands and/or watercourses system and riparian corridors due to site specific factors such as topography, slope, soil type, presence of rare, endangered and/or species of concern, unique or uncommon habitats, etc.*

*(Section 6.3, Killingly IWWC Regulations).*

*At any time during the review period, the Agency may require the applicant to provide additional information about the regulated area or regulated activity which is the subject of the application, or the wetlands or watercourses affected by the regulated activity. Requests for additional information shall not stay the time limitations as set forth in Subsection 11.2 of these regulations.*

*(Section 8.7, Killingly IWWC Regulations).*

*The Agency may delegate to its duly authorized agent the authority to approve or extend an activity that is not located in a wetland or watercourse when such agent finds that the conduct of such activity would result in no greater than a minimal impact on any wetlands or watercourses provided such agent has completed the comprehensive training program developed by the commissioner pursuant to section 22a-39 of the General Statutes. (Amend. Effective Date June 1, 1997)*

*(Section 11B.1, Killingly IWWC Regulations).*

*Notwithstanding the provisions for receipt and processing applications as prescribed in section 8 of these regulations, such agent may approve or extend an activity at any time. Any person receiving such approval from such agent shall, within ten days of the date of such approval, publish, at the applicant's expense, notice of the approval in a newspaper having a general circulation in the town wherein the activity is located or will have an effect. Any person may appeal such decision of such agent to the Agency within fifteen days after the publication date of the notice and the Agency shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than three business days after receipt by such Agency or its agent of such appeal. The Agency shall, at its discretion, sustain, alter, or reject the decision of its agent or require an application for a permit in accordance with section 7 of these regulations (Amend. Effective Date: June 22, 1999).*

*(Section 11B.2, Killingly IWWC Regulations).*

#### **RECOMMENDATION:**

Having review the application and based on the above regulations, the Killingly Authorized Agent is looking to approve the application, with conditions:

- A copy of the final approved engineered septic design be submitted to Town Staff prior to or with the Zoning Permit Application.
- Provide outfall protection (#4 stone) as needed at footing drain location, coordinate with Town Staff.

Paid \$210.00 Check # 880  
9/24/21

Property within 500' of adjoining Town boundary? \_\_\_\_\_  
If so, which town(s)? \_\_\_\_\_  
Date the notice was sent by KIWWC to town clerk of  
adjoining municipality(ies) \_\_\_\_\_  
Receipt date of copy of Applicants notice to adjoining  
municipality \_\_\_\_\_

Application # 21-1534 (# 21-001068)  
Zoning Permit Reference #: \_\_\_\_\_  
Date of Staff Authorization: 10/18/21  
Date of legal notice to be published 10/20/21  
Appeal period ending: 11/4/21

**KILLINGLY INLAND WETLAND AND WATERCOURSES COMMISSION**  
**AGENT APPROVAL APPLICATION**

A \$150.00 base fee plus a \$60.00 State fee must accompany each application. **(Total fee: \$210.00) ALL FEES ARE NON-REFUNDABLE.** Checks or Money orders should be made payable to the Town of Killingly.

**TO BE COMPLETED BY THE APPLICANT - PLEASE PRINT:**

Applicant's Name: CLIFFORD LAROSE  
Daytime Phone: 860 774 5780 Evening Phone: \_\_\_\_\_  
Mailing Address: 19 HALLS HILL ROAD, KILLINGLY, CT 06239  
Owner of Record: SAME Mailing Address: SAME  
Applicants interest in the Project (if not the property owner): \_\_\_\_\_  
Authorization from property owner: \_\_\_\_\_

**LOCATION OF THE PROPERTY/PROJECT:**

House # and Street: 20 HALLS HILL ROAD  
Map #: 218 Lot: 8 Zoning District: RA Lot Size: 3.6 ACRES  
Lot Frontage: 406'

**DESCRIBE THE PROPOSED ACTIVITY:** (applicant must attach a scale drawing of the proposed activity showing north arrow, property boundaries, location of activity in relation to wetland/watercourse as well as steps to be taken to avoid any impacts to the wetlands and/or watercourses.)

CONSTRUCTION OF SINGLE FAMILY DWELLING AND ASSOCIATED SEPTIC SYSTEM, DRIVEWAY, WELL, UTILITIES AND SITE GRADING

The applicant understands that this application is to be considered complete only when all information and documents required by the Agent have been submitted. The undersigned warrants the truth of all statements contained herein and all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Killingly and applicable agent(s) to walk the land at reasonable times and perform those tests necessary to properly review the application, both before and after the approval is granted/issued.

Applicant's Signature: Clifford Larose Date: 9-24-2021  
Owner of Record: Clifford Larose Date: 9-24-2021

Reason for Agent approval: Approved as activity will result in no greater than DEP form completed: \_\_\_\_\_  
Min. impact.

Conditions attached to approval: Armor (Rip Rap) outfall from footing drain.

Authorized Agent Signature: [Signature] Date: 10/18/21



## **STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM**

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for each action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package as well.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is accurate and that it reflects the final action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following page.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15<sup>th</sup> day of the following month to the Department of Energy and Environmental Protection (DEEP). Do not mail this cover page or the instruction page. **Please mail only the completed yellow reporting form to:**

Wetlands Management Section  
Inland Water Resources Division  
Department of Energy & Environmental Protection  
79 Elm Street, 3<sup>rd</sup> Floor  
Hartford, CT 06106

Questions may be directed to the DEEP's Wetlands Management Section at (860) 424-3019.

# **INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM**

Use a separate form to report each action taken by the Agency. Complete the form as described below.

PLEASE PRINT CLEARLY

## **PART I: To Be Completed By the Inland Wetlands Agency Only**

1. Enter the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed. Enter ONE year and month per form.
2. Enter ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. *Do not submit a reporting form for withdrawn applications.* Do not enter multiple code letters (for example: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).
  - A = A Permit Granted by the Inland Wetlands Agency (*not including map amendments, see code D below*)
  - B = Any Permit Denied by the Inland Wetlands Agency
  - C = A Permit Renewed or Amended by the Inland Wetlands Agency
  - D = A Map Amendment to the Official Town Wetlands Map - or -  
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
  - E = An Enforcement Notice of Violation, Order, Court Injunction, or Court Fines
  - F = A Jurisdictional Ruling by the Inland Wetlands Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
  - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
  - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "Yes" if a public hearing was held in regards to the action taken; otherwise check "No".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

**PART II: To Be Completed by the Inland Wetlands Agency or the Applicant** - If Part II is completed by the applicant, the applicant must return the form to the Inland Wetlands Agency. The Inland Wetlands Agency must ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "Yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "No" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. See the following website for USGS Quad Map names and numbers:  
[http://ct.gov/deep/lib/deep/gis/resources/Index\\_NamedQuadTown.pdf](http://ct.gov/deep/lib/deep/gis/resources/Index_NamedQuadTown.pdf)

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If the action/project/activity is located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn – CLEAR's website: [http://clear.uconn.edu/data/map\\_set/index.htm](http://clear.uconn.edu/data/map_set/index.htm)
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief description of the action/project/activity.



9. **CAREFULLY REVIEW** the list below and enter ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner

B = New Residential Development for Single Family Units

C = New Residential Development for Multi-Family / Condos

D = Commercial / Industrial Uses

E = Municipal Project

F = Utility Company Project

G = Agriculture, Forestry or Conservation

H = Wetland Restoration, Enhancement, Creation

I = Storm Water / Flood Control

J = Erosion / Sedimentation Control

K = Recreation / Boating / Navigation

L = Routine Maintenance

M = Map Amendment

N = State Agency Project

P = Other (this code includes the approval of concept plans with no-on-the-ground work)

10. Enter between one and four code numbers to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You must provide code 12 if the activity is located in an established upland review area (buffer, setback). You must provide code 14 if the activity is located BEYOND the established upland review area (buffer, setback) or NO established upland review area (buffer, setback) exists.

1 = Filling

2 = Excavation

3 = Land Clearing / Grubbing (no other activity)

4 = Stream Channelization

5 = Stream Stabilization (includes lakeshore stabilization)

6 = Stream Clearance (removal of debris only)

7 = Culverting (not for roadways)

8 = Underground Utilities (no other activities)

9 = Roadway / Driveway Construction

10 = Drainage Improvements

11 = Pond, Lake Dredging / Dam Construction

12 = Activity in an Established Upland Review Area

14 = Activity in Upland

**Examples:** Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality *does not* have an established upland review area must use code 14; other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14; other possible codes are 1 and 2. Permitted dredging of a pond must use code 11; other possible codes are 12 and 5.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agency permits, denials, amendments, and enforcement actions. Inland wetlands agencies may have established an upland review area (also known as a buffer or setback) in which activities are regulated. Agencies may also regulate activities beyond these established areas. You MUST provide all information in ACRES including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration. Remember that these figures represent only the upland acreage altered as a result of an activity regulated by the inland wetlands agency, or as a result of an agent approval.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You MUST provide all information in ACRES including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no restoration, enhancement or creation.

**PART III: To Be Completed By The DEEP** - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:  
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3<sup>rd</sup> Floor, Hartford, CT 06106

### PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (enter one year and month): Year \_\_\_\_\_ Month \_\_\_\_\_
- ACTION TAKEN (enter one code letter): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? Yes \_\_\_\_\_ No \_\_\_\_\_
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): KILLINGLY  
Does this project cross municipal boundaries (check one)? Yes \_\_\_\_\_ No ☒  
If Yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_
- LOCATION (see directions for website information): USGS Quad Map Name: EAST KILLINGLY or Quad Number: 44  
Subregional Drainage Basin Number: 3502
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): CLIFFORD LAROSE
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 20 HALLS HILL ROAD, KILLINGLY, CT  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent ☒  
Description: CONSTRUCTION OF SINGLE FAMILY RESIDENCE AND APPURTENANCES
- ACTIVITY PURPOSE CODE (enter one code letter): B
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 1, 2, 12, 14
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 0.6 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

DATE RECEIVED:

**PART III: To Be Completed By the DEEP**

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



## JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~

PHONE 860-428-7992 ~ FAX 860-376-6842

P.O. Box 32, VOLUNTOWN, CT. 06384

FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENT  
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING  
WETLAND FUNCTION AND VALUE ASSESSMENTS

5/17/21

P.C. SURVEY ASSOC. LLC.  
63 SNAKE MEADOW HILL RD.  
KILLINGLY, CT. 06239

ATTN: MR. PAUL TERWILLIGER

RE: 20 HALLS HILL RD. WETLAND DELINEATION

DEAR MR. TERWILLIGER,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSE ON THE ABOVE REFERENCED PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTION 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE INLAND WETLANDS/WATERCOURSE.

FLAG NUMBERS WF-1 THRU WF-56 DELINEATE THE BOUNDARY OF A PALUSTRINE FORESTED WETLAND LOCATED ALONG THE NORTHERN PORTION OF THE PARCEL.

THE MAJORITY OF THE WETLAND SOILS FOUND THROUGHOUT THIS AREA HAVE FORMED AS A RESULT OF PROLONGED WETNESS FROM THE SEASONAL WATER TABLE WHICH IS AT OR NEAR THE SURFACE FOR THE MAJORITY OF THE YEAR.

THIS IS PRIMARILY DUE TO THE HISTORIC EXCAVATIONS WITHIN THESE AREAS DOWN TO THE WATER TABLE ELEVATIONS.

PORTIONS OF THIS WETLAND WERE INUNDATED ON THE DATE OF THE DELINEATION, (5/17/21).

FLAG NUMBERS WF-1A THRU WF-23A DELINEATE A PALUSTRINE SCRUB-SHRUB/FORESTED WETLAND ASSOCIATED WITH PORTIONS OF SNAKE MEADOW BROOK IN THE EASTERN PORTION OF THE PROPERTY.

THESE WETLAND SOILS HAVE FORMED AS A RESULT OF THE SHALLOW SEASONAL WATER TABLE. THEY ARE CHARACTERIZED BY THICK ORGANIC "A" HORIZONS, SHALLOW REDOXIMORPHIC FEATURES, AND LOW CHROMA COLORS WITHIN 20 INCHES OF THE SOIL SURFACE.

FLAG NUMBERS WF-1B THRU WF-7B DELINEATE WETLAND SOILS FOUND IN ANOTHER HISTORIC EXCAVATED AREA LOCATED NORTHEAST OF THE EXISTING RESIDENCE.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

A handwritten signature in black ink, appearing to read 'J. R. Theroux', with a stylized flourish at the end.

JOSEPH R. THEROUX  
CERTIFIED SOIL SCIENTIST  
MEMBER SSSSNE, NSCSS, SSSA.



## NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/Fax 860-774-1308 [WWW.NDDH.ORG](http://WWW.NDDH.ORG)

September 20, 2021

Clifford LaRose  
19 Halls Hill Road  
Danielson, CT 06239

**B100/APPLICATION**

**SUBJECT: FILE #19000176 -- HALLS HILL ROAD #20, MAP #214, LOT #8, KILLINGLY, CT**

Dear Clifford LaRose:

On June 17, 2021, this department received an application proposing a new property line for lot split. Approved to plan (PC Survey Associates, Job #21019, Dated August 2021). to your property.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. Proposed new lot (Lot 8A) will require an Engineer's Plan to be submitted to NDDH for review.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

**THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.**

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Donovan Moe, EHS  
Environmental Health Specialist, NDDH

cc: Killingly Building Official; PC Survey Associates

Property within 500' of adjoining Town boundary? \_\_\_\_\_  
If so, which town(s)? \_\_\_\_\_  
Date the notice was sent by KIWWC to town clerk of adjoining municipality(ies) \_\_\_\_\_  
Receipt date of copy of Applicants notice to adjoining municipality \_\_\_\_\_

(#21-001179)  
Application #: 21-1536  
Date Submitted: 10/28/21  
Date of Receipt by Comm.: 11/1/21  
Fee: \$160 pd. - 10/28/21  
(check # 10338)  
Staff Initials: dmg

**KILLINGLY INLAND WETLANDS & WATERCOURSES COMMISSION APPLICATION**

A \$100.00 base fee (or, for a proposed subdivision, \$100.00 per lot, whichever is greater) plus \$60.00 state fee must accompany each application **(Total fee: \$160.00)**. **THIS FEE IS NON-REFUNDABLE**. Checks or money orders should be made payable to the Town of Killingly. **Public hearing fee: \$225.00** required in addition to the above fees if a public hearing is required by the commission(s) and not already included.

**TO BE COMPLETED BY THE APPLICANT - PLEASE PRINT**

Applicant's Name: ST. JOSEPH'S ROMAN CATHOLIC CHURCH  
Day Phone #: 860-774-3900 Evening Phone #: 860-774-3900  
Mailing Address: 350 HARTFORD PIKE, DAYVILLE, CT. 06241  
Owner of Record: ST. JOSEPH'S ROMAN CATHOLIC CHURCH  
Mailing Address: 350 HARTFORD PIKE, DAYVILLE, CT. 06241 Phone #: 860-774-3900

Applicant's interest in the land if the applicant is not the property owner: N/A

Authorization of property owner: \_\_\_\_\_

**LOCATION OF PROPERTY:**

House # and Street: 350 HARTFORD PIKE  
Tax Map Number: 107 Block: — Lot: 51  
Zoning District: LD Lot Size: 12.6 ± ACRES Lot Frontage: SEE PLANS  
Easements and/or deed restrictions: SEE SURVEY MAP

**PURPOSE:**

Provide the purpose and description of the proposed activity, including a list of all proposed regulated activities:

REMOVE PROPOSED "ONE WAY" ENTRANCE DRIVE FROM UPPER MAPLE STREET  
INTO EXISTING CEMETERY, WITH ACTIVITY IN THE UPLAND  
REVIEW AREA.

**SITE PLAN\*:**

Scale 1"=40' showing existing and proposed conditions in relation to wetlands and water courses to include, but not be limited to:

Contours

Buildings

Wells

Driveways

Septic Systems

Drainage Systems (Including Culverts, Footing and Curtain Drains)

Erosion and Sedimentation controls

Wetlands

Watercourses

Areas of Excavation and /or Material Deposit

*\*Refer to Section 6.0 – Application Information Requirements and Section 7.0 – Application Evaluation Criteria of the Killingly Inland Wetlands & Watercourses Commission Regulations for information the Commission may require. Professionally prepared plans (Licensed Land Surveyor/Professional Engineer registered in the State of Connecticut, Soil Scientist) may be required for significant activities.*

**ADDITIONAL INFORMATION:**

List additional information submitted by the applicant:

SEE APPLICATION PACKAGE CONTENT SHEET

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Killingly, Killingly Inland Wetlands & Watercourses Commission, and its agent (s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

Applicant's Signature: FR John O'Neill MS

Date: 10/22/21

Owner of Record: FR John O'Neill MS

Date: 10/22/21



List of Adjacent Abutters as of 10.28.2021 GIS

Parcel Number	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
107-014-000	BRACY BARTH EDWARD & ABBIE JANE TAN		359 HARTFORD PIKE	KILLINGLY	CT	06241
107-015-000	GOSSELIN ROGER H & PAMELA LU	GOCKA RICHARD A JR	347 HARTFORD PIKE	KILLINGLY	CT	06241
107-016-000	MARTIN KEVIN E & KELLY Y		339 HARTFORD PIKE	KILLINGLY	CT	062410207
107-017-000	PATNOAD KEITH		325 HARTFORD PIKE	KILLINGLY	CT	06241
107-037-000	GEEZA RACHEL E & HANLEY THOMAS R		1573 UPPER MAPLE ST	KILLINGLY	CT	06241
107-038-000	FERLAND JASON & MEGAN		1575 UPPER MAPLE ST	KILLINGLY	CT	06241
107-039-000	STONE NANCY L		1577 UPPER MAPLE ST	KILLINGLY	CT	06241
107-040-000	GRENIER WAYNE R J & CHRISTIANNA N		1579 UPPER MAPLE ST	KILLINGLY	CT	06241
107-041-000	RUSSELL ALICE T LU	RUSSELL FRAUN E	1581 UPPER MAPLE ST	KILLINGLY	CT	06241
107-042-000	WALTERS RYAN A		1583 UPPER MAPLE ST	KILLINGLY	CT	062411543
107-043-000	JOUBERT BRENDA		1585 UPPER MAPLE ST	KILLINGLY	CT	06241
107-044-000	PAYNE JOHN H & THOMAS L		1589 UPPER MAPLE ST	KILLINGLY	CT	06241
107-045-000	CORNER PROPERTIES INC TRUSTEE		PO BOX 379	PUTNAM	CT	062600379
107-046-000	KILLINGLY TOWN OF-033	INTERMEDIATE SCHOOL	172 MAIN ST	KILLINGLY	CT	06239
107-048-000	SIMRAY REAL ESTATE HOLDINGS LLC		400 HARTFORD PIKE	KILLINGLY	CT	06241
107-049-000	310 HARTFORD PIKE LLC		189 WATCH HILL RD	WESTERLY	RI	02891
107-050-000	MISTRY NARENDRA K & RAMILA		PO BOX 1535	PLACENTIA	CA	92871
107-052-000	STODDARD JOSEPH P		62 BABBITT HILL RD	POMFRET	CT	062590000
107-053-000	MONTIGNY WAYNE R		PO BOX 161	CTR THOMPSON	CT	062770161
107-054-000	SANDHERR ZACHARY J & JAMIE A		5 A SAYLES AVE	KILLINGLY	CT	06241
107-055-000	SAYLES AVE LLC		459 WAUREGAN RD	BROOKLYN	CT	06234
107-056-000	SAYLES AVE LLC		459 WAUREGAN RD	BROOKLYN	CT	06234
107-057-000	SAYLES AVE LLC		459 WAUREGAN RD	BROOKLYN	CT	06234
107-058-000	BRISSON ELIZABETH		218 WALNUT ST	PUTNAM	CT	06260
107-059-000	BOMSTER WALLACE T JR & KAREN B		160 THOMPSON AV	PUTNAM	CT	06260
107-060-000	COLUMBIA DONALD R		PO BOX 38	KILLINGLY	CT	062410038
107-061-000	SWEETLAND CHRISTOPHER		344 FOX RD	PUTNAM	CT	06260
107-062-000	DANIELS RUSSELL H		27A SAYLES AV	KILLINGLY	CT	06241
107-067-000	SIMFAB REAL ESTATE HOLDINGS LLC		400 HARTFORD PIKE	KILLINGLY	CT	06241





## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

### PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
2. ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): KILLINGLY  
does this project cross municipal boundaries (check one)? yes ☐ no ☒  
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
6. LOCATION (see instructions for information): USGS quad name: DANIELSON or number: 43  
subregional drainage basin number: 3400
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): ST. JOSEPH'S ROMAN CATHOLIC CHURCH
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 350 HARTFORD PIKE (KTE 101)  
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: PROPOSED ENTRANCE TO CEMETERY WITHIN UPLAND REVIEW AREA
9. ACTIVITY PURPOSE CODE (see instructions - one code only): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 9 12 14
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.2 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

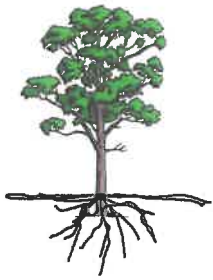
DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



## JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~  
PHONE 860-428-7992 ~ FAX 860-376-6842  
P.O. Box 32, VOLUNTOWN, CT. 06384

FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS  
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING  
WETLAND FUNCTION AND VALUE ASSESSMENTS

9/15/2021

KILLINGLY ENGINEERING ASSOCIATES  
P.O. Box 421  
DAYVILLE, CT. 06241

RE: WETLAND DELINEATION, ST. JOSEPH'S CHURCH PROPERTY, ROUTE 101,  
KILLINGLY, CT.

DEAR MR. GLAUDE,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSE IN  
THE NORTHWESTERN PORTION OF THE ABOVE REFERENCED PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS  
OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS  
AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTIONS 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE  
THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE INLAND WETLANDS AND  
WATERCOURSE THAT WERE FOUND.

FLAG NUMBERS WF-1 THROUGH WF-36 DELINEATE THE HIGH WATER MARK OF THE  
POND AND LIMITS OF THE ADJACENT WETLANDS THAT ARE LOCATED IN THE  
NORTHWESTERN PORTION OF THE PROPERTY.

THE DELINEATED WETLAND SOILS ARE CHARACTERIZED BY THICK ORGANIC TOPSOIL  
HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS WITHIN  
20 INCHES OF THE SOIL SURFACE.

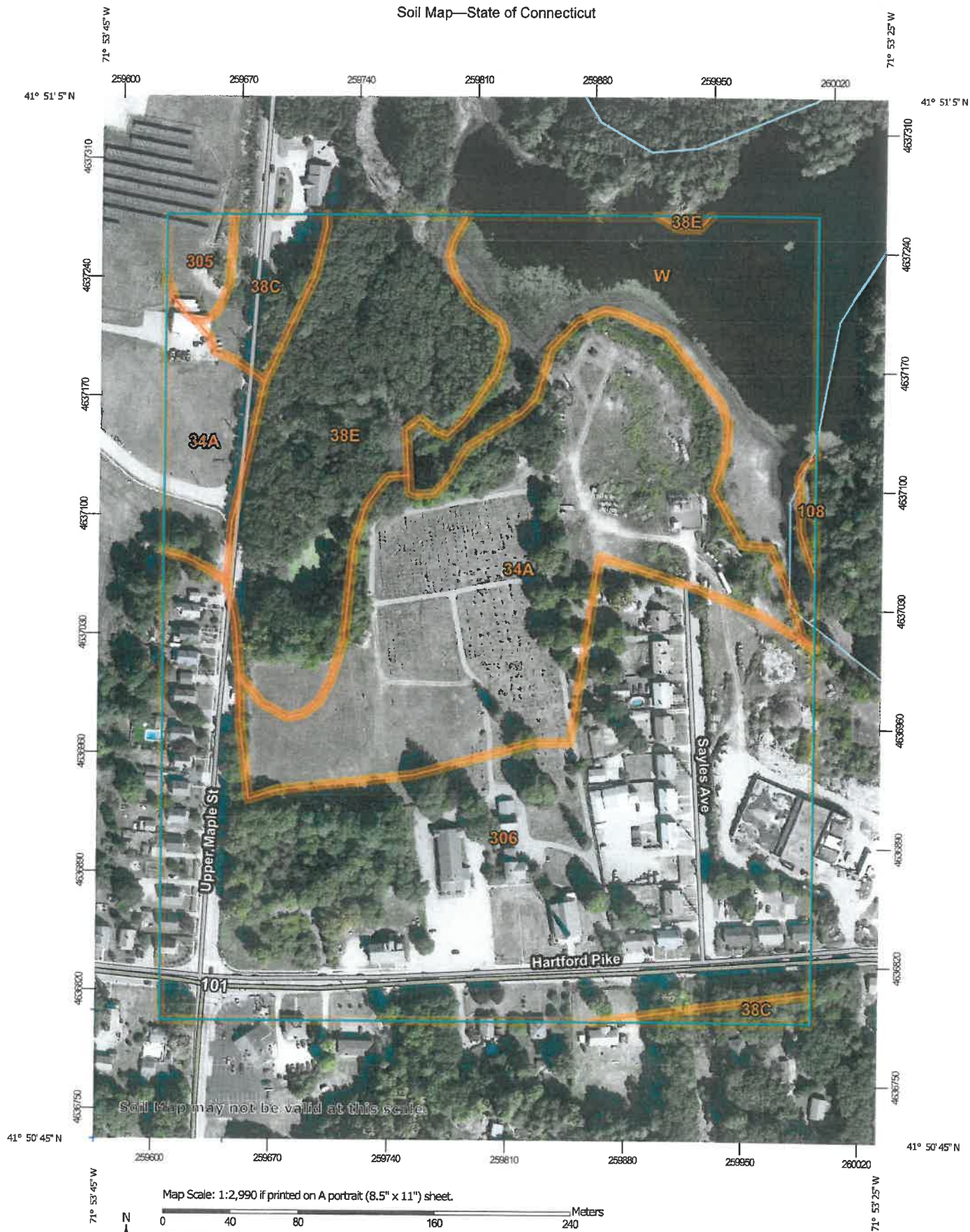
IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR  
THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

*Joseph R. Theroux*

JOSEPH R. THEROUX  
CERTIFIED SOIL SCIENTIST  
MEMBER SSSSNE, NSCSS, SSSA.

# Soil Map—State of Connecticut













Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

10/28/2021  
Page 1 of 3



## MAP LEGEND

<b>Area of Interest (AOI)</b>		<b>Soils</b>	
	Area of Interest (AOI)		Soil Map Unit Polygons
	Area of Interest (AOI)		Soil Map Unit Lines
	Soil Map Unit Points		Soil Map Unit Points
<b>Special Point Features</b>		<b>Water Features</b>	
	Blowout		Streams and Canals
	Borrow Pit		Rails
	Clay Spot		Interstate Highways
	Closed Depression		US Routes
	Gravel Pit		Major Roads
	Gravelly Spot		Local Roads
	Landfill		Aerial Photography
	Lava Flow	<b>Background</b>	
	Marsh or swamp		
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
Survey Area Data: Version 21, Sep 7, 2021

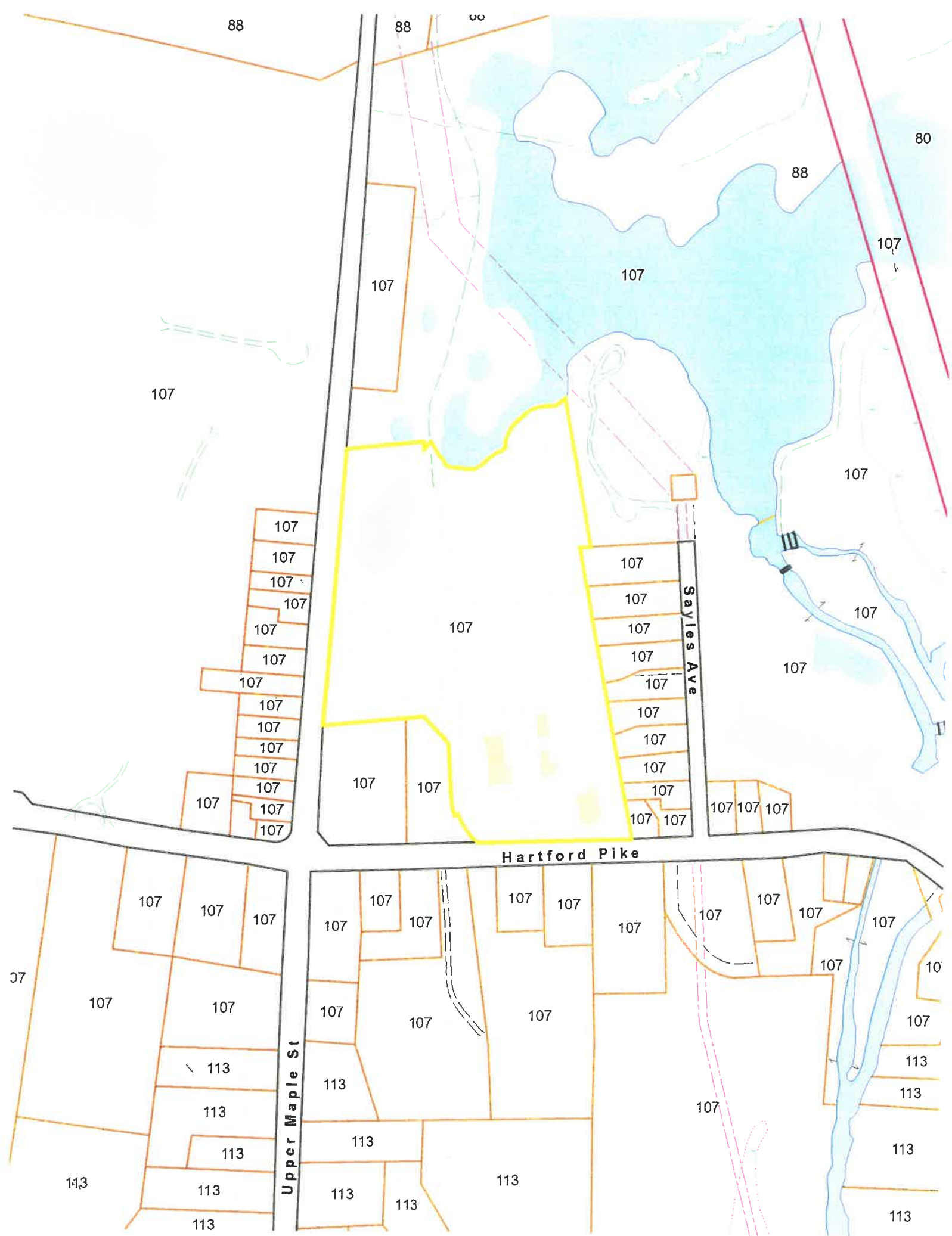
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 16, 2020—Oct 1, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
34A	Merrimac fine sandy loam, 0 to 3 percent slopes	12.2	26.8%
38C	Hinckley loamy sand, 3 to 15 percent slopes	1.4	3.0%
38E	Hinckley loamy sand, 15 to 45 percent slopes	6.4	14.0%
108	Saco silt loam	0.1	0.3%
305	Udorthents-Pits complex, gravelly	0.5	1.2%
306	Udorthents-Urban land complex	18.8	41.3%
W	Water	6.1	13.5%
<b>Totals for Area of Interest</b>		<b>45.5</b>	<b>100.0%</b>





## Killingly Engineering Associates

P.O. Box 421 Killingly, CT 06241  
Phone: 860-779-7299  
www.killinglyengineering.com

October 28, 2021

### **Proposed Entrance Drive**

***St. Joseph's Roman Catholic Church  
350 Hartford Pike (Rte. 101) & Upper Maple Street  
Killingly, CT***

Per Section 7.10 of the Regulations for the Protection and Preservation of Inland Wetland and Watercourses on behalf of the applicant, Killingly Engineering Associates certifies that:

- a. The property on which the regulated activity is proposed is not located within 500 feet of the boundary of an adjoining municipality;
- b. Traffic attributable to the completed project on the site will not use streets within an adjoining municipality to enter or exit the site;
- c. Sewer or water drainage from the project site will not flow through and impact the sewage or drainage system within an adjoining municipality;
- d. Water run-off from the improved site will not impact streets or other municipal or private property within an adjoining municipality.

  
\_\_\_\_\_  
Greg A. Glaude, L.S.

10.28.2021  
\_\_\_\_\_  
Date

# Killingly Engineering Associates

## Civil Engineering & Surveying

P.O. Box 421 Killingly, CT 06241  
Phone: 860-779-7299  
www.killinglengineering.com



October 28, 2021

### **Proposed Entrance Drive**

*St. Joseph's Roman Catholic Church  
350 Hartford Pike (Rte. 101) & Upper Maple Street  
Killingly, CT*

### **APPLICATION PACKAGE CONTENTS – Inland Wetlands**

1. Application fee:

\$100.00 (base fee)

\$ 60.00 (State fee)

\$160.00 Total Fee

2. 3- full sized sets of plans & 1- 11 x 17 reduction set– Dated: 10/26/2021
3. Inland Wetlands Application
4. List of adjacent land owners including across the street
5. DEEP Reporting Form
6. Soil Scientist Report
7. Web Soil Survey Map
8. GIS mapping
9. Applicant's Certification



## **STAFF REPORT**

### **GENERAL INFORMATION: IWWC Application #21-1535**

REQUEST: Application 21-1535 of Gregory Albright for installation of 45 ground mounted PV solar panels, 100A MSP, 15.75kW within 200' upland review area; 497 Westcott Road; Map ID 002607, Alt ID 203-22; Rural Development Zone.

PURPOSE: Applicant is proposing the installation of 45 ground mounted PV solar panels

APPLICANT: Gregory Albright

OWNER: Gregory Albright

PARCEL ID: Map ID 002607, Alt ID 203 – Lot 22

LOCATION: 497 Westcott Road

ZONING: Rural Development Zone

REPORT BY: Jonathan Blake, Planner / Zoning Enforcement Officer

SUMMARY: The applicant applied for an Authorized Agent Approval for an accessory use for an existing residential lot (with two single family homes (includes 1 mobile home) within 200' upland review.

### **REGULATION:**

*For subsurface sewage disposal system, tank, leach field, dry well, chemical waste disposal system, manure storage area, or any other pollution source*

*100' – inland wetlands, watercourses, rivers and perennial streams.*

*50' – wetland pockets and intermittent streams*

*(Section 6.3, Town of Killingly Regulations for the Protection and Preservation of Inland Wetlands and Watercourses (Killingly IWWC Regulations).*

*50' – Single and two-family residential structures*

*75' – Other main-use buildings or structures*

*100' – Accessory structures housing animals*

*50' – Other accessory structures*

*25' – Other accessory structures less than 150 square feet in size*

*25' – No disturbance wetland buffer*

*Separation distances listed above may be increased by the Commission if deemed necessary for the protection and preservation of the natural and indigenous character of the wetlands and/or watercourses system and riparian corridors due to site specific factors such as topography, slope, soil type, presence of rare, endangered and/or species of concern, unique or uncommon habitats, etc.*

*(Section 6.3, Killingly IWWC Regulations).*

*At any time during the review period, the Agency may require the applicant to provide additional information about the regulated area or regulated activity which is the subject of the application, or the wetlands or watercourses affected by the regulated activity. Requests for additional information shall not stay the time limitations as set forth in Subsection 11.2 of these regulations.*

*(Section 8.7, Killingly IWWC Regulations).*

*The Agency may delegate to its duly authorized agent the authority to approve or extend an activity that is not located in a wetland or watercourse when such agent finds that the conduct of such activity would result in no greater than a minimal impact on any wetlands or watercourses provided such agent has completed the comprehensive training program developed by the commissioner pursuant to section 22a-39 of the General Statutes. (Amend. Effective Date June 1, 1997)*

*(Section 11B.1, Killingly IWWC Regulations).*

*Notwithstanding the provisions for receipt and processing applications as prescribed in section 8 of these regulations, such agent may approve or extend an activity at any time. Any person receiving such approval from such agent shall, within ten days of the date of such approval, publish, at the applicant's expense, notice of the approval in a newspaper having a general circulation in the town wherein the activity is located or will have an effect. Any person may appeal such decision of such agent to the Agency within fifteen days after the publication date of the notice and the Agency shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than three business days after receipt by such Agency or its agent of such appeal. The Agency shall, at its discretion, sustain, alter, or reject the decision of its agent or require an application for a permit in accordance with section 7 of these regulations (Amend. Effective Date: June 22, 1999).*

*(Section 11B.2, Killingly IWWC Regulations).*

#### **RECOMMENDATION:**

Having review the application and based on the above regulations, the Killingly Authorized Agent is looking to approve the application, with conditions:

- Provide a Copy of Northeast District Department of Health Approval.
- Install E&S prior to start of construction along limits of construction (southern and western property lines); call for inspection by IWWC Authorized Agent.



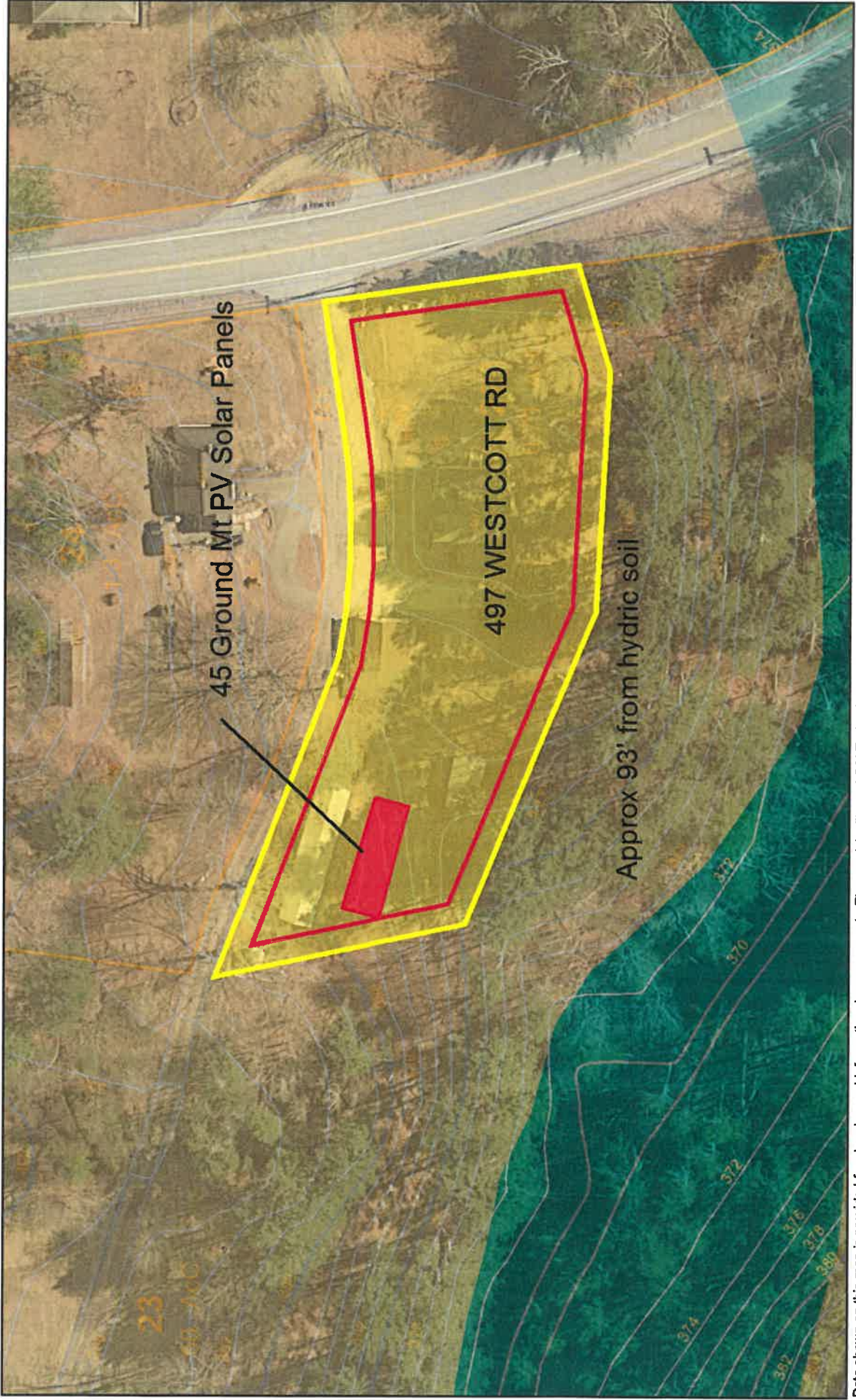
# 497 Westcott Road

Killingly, CT

October 28, 2021



[www.cai-tech.com](http://www.cai-tech.com)



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



21-1535  
(#21-001142)  
\$210-PJ.10/20/21

Property within 500' of adjoining Town boundary? \_\_\_\_\_  
If so, which town(s)? \_\_\_\_\_  
Date the notice was sent by KIWWC to town clerk of  
adjoining municipality(ies) \_\_\_\_\_  
Receipt date of copy of Applicants notice to adjoining  
municipality \_\_\_\_\_

Zoning Permit Reference #: \_\_\_\_\_

Date of Staff Authorization: \_\_\_\_\_

Date of legal notice to be published: \_\_\_\_\_

Appeal period ending: \_\_\_\_\_

## KILLINGLY INLAND WETLAND AND WATERCOURSES COMMISSION

# AGENT APPROVAL APPLICATION

A \$150.00 base fee plus a \$60.00 State fee must accompany each application (Total fee: \$210.00). ALL FEES AND ADVERTISING COSTS ARE NON-REFUNDABLE. Checks or Money orders should be made payable to the Town of Killingly.

### TO BE COMPLETED BY THE APPLICANT - PLEASE PRINT:

Applicant's Name: Gregory Albright

Daytime Phone: (413) 335-2851 Evening Phone: \_\_\_\_\_

Mailing Address: 68 Gold St, Agawam, MA 01001

Owner of Record: Jessica Fleetwood Mailing Address: 497 Westcott Rd., Killingly, CT 06239

Applicants interest in the Project (if not the property owner): Contractor

Authorization from property owner: Jessica Fleetwood

### LOCATION OF THE PROPERTY/PROJECT:

House # and Street: 497 Westcott Rd., Killingly, CT 06239

Tax Map #: 203 Block: 22 Lot: \_\_\_\_\_

Zoning District: RD Lot Size: 0.70a Lot Frontage: \_\_\_\_\_

**DESCRIBE THE PROPOSED ACTIVITY:** (applicant must attach a scale drawing of the proposed activity showing north arrow, property boundaries, location of activity in relation to wetland/watercourse as well as steps to be taken to avoid any impacts to the wetlands and/or watercourses.)

Install 45 groundmount PV solar panels, 100A MSP, 15.75kW

The applicant understands that this application is to be considered complete only when all information and documents required by the Agent have been submitted. The undersigned warrants the truth of all statements contained herein and all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Killingly and applicable agent(s) to walk the land at reasonable times and perform those tests necessary to properly review the application, both before and after the approval is granted/issued.

Applicant's Signature: Gregory Albright Date: 10/20/21

Owner of Record: Jessica Fleetwood Date: 10/20/21

Reason for Agent approval: \_\_\_\_\_

DEP form completed: \_\_\_\_\_

Conditions attached to approval: \_\_\_\_\_

Authorized Agent Signature: \_\_\_\_\_

Date: \_\_\_\_\_

DATE: 10/12/21

**TOWN OF KILLINGLY, CONNECTICUT  
ZONING PERMIT**

#i  
\$60 pd. - 10/13/21  
(Check # 8774)

21-001118

Complete Items #1-10 and the plot plan on the reverse side of the top sheet.

1. Location of Property 497 Westcott Rd.  
House # & Street  
GIS Map Number 203-022-000-000 Lot \_\_\_\_\_ Zoning District RD Volume \_\_\_\_\_ Page \_\_\_\_\_ List \_\_\_\_\_
2. Property Owner's Name Jessica Fleetwood Phone (401) 408-4846
3. Property Owner's Address if different from property location \_\_\_\_\_
4. Applicant's Name and Address if different from Property Owner's Name and Address Gregory Albright  
68 Gold St, Agawam, MA 01001 Phone (413) 335-2851

5. Lot Size \_\_\_\_\_ Lot Frontage \_\_\_\_\_
6. This permit is applied for in accordance with the requirements of the Town of Killingly and/or Borough of Danielson Zoning Regulations for:
- |   |   |
|---|---|
| <input type="checkbox"/> new construction   | <input type="checkbox"/> excavating/filling/earth removal                       |
| <input checked="" type="checkbox"/> addition  | <input type="checkbox"/> sign   |
| <input checked="" type="checkbox"/> accessory structure (sheds, satellite dishes, etc.) | <input type="checkbox"/> change of use  |
| <input type="checkbox"/> swimming pool  | <input checked="" type="checkbox"/> other <u>Groundmount Solar Installation</u> |
7. Public sewer or septic (circle one)
8. Proposed structure or project —  
Provide description and dimensions:  
\_\_\_\_\_  
\_\_\_\_\_
9. Property Use:
- |   |
|---|
| <input checked="" type="checkbox"/> single family residential       |
| <input type="checkbox"/> two family residential                     |
| <input checked="" type="checkbox"/> mobile home — residential       |
| <input type="checkbox"/> multi-family — residential                 |
| <input type="checkbox"/> Industrial<br>specify _____                |
| <input type="checkbox"/> Commercial<br>specify _____                |
| <input type="checkbox"/> Professional and Business<br>specify _____ |

10. PERMIT VOID IF . . . work or activity is not commenced within one year from the date of issue and diligently prosecuted to completion. This permit, if issued, is based upon the plot plan submitted. Falsification, by misrepresentation or omission, or failure to comply with the conditions of approval of this permit shall constitute a violation of the Town of Killingly and/or Borough of Danielson Zoning Regulations. Agents of the Town of Killingly are authorized to enter upon the property for the purpose of inspection and verification of compliance with the terms of this permit.

I understand that I may publish notice of issuance of this permit in a newspaper in accordance with Public Act 03-144 if I so choose.

Gregory Albright  
(Signature of Owner or authorized agent)

(413) 335-2851

(Agent's phone #)

**FOR OFFICE USE ONLY:**

Inland Wetlands \_\_\_\_\_

Historic District? Yes No

Slope greater than 15%? Yes No

Flood Hazard Zone? \_\_\_\_\_

Aquifer Protection Zone: Yes No

Site Plan Review Necessary? Yes No

Applicant's Name \_\_\_\_\_

Application No. \_\_\_\_\_

P&Z Commission Approval Date \_\_\_\_\_

Driveway Permit \_\_\_\_\_

Special Permit necessary? Yes No

Applicant's Name \_\_\_\_\_

Application No. \_\_\_\_\_

P&Z Commission Approval Date \_\_\_\_\_

Subdivision necessary? Yes No

Applicant's Name \_\_\_\_\_

Application No. \_\_\_\_\_

P&Z Commission Approval Date \_\_\_\_\_

Variance Necessary? Yes No

Applicant's Name \_\_\_\_\_

Application No. \_\_\_\_\_

ZBA Commission Approval Date \_\_\_\_\_

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Date \_\_\_\_\_

Reason for Disapproval: \_\_\_\_\_

Comments: \_\_\_\_\_

Zoning Enforcement Officer

Orig./White: Z.E.O. / Yellow: Backup / Pink: Applicant