



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

**Saturday, December 16, 2023**

**Special Meeting – Site Walk  
8:00 AM**

**Meeting at  
476 Bailey Hill Road  
Killingly, CT 06241**

**Minutes**

*Eggers, M. W. Wilson*  
2023 DEC 18 AM 11:37  
TOWN OF KILLINGLY, CONNECTICUT

**I. CALL TO ORDER**

Chairperson Eggers called the site walk meeting to order at 8:00 AM.

**II. ROLL CALL**

**Members Present:** Chairperson Sandy Eggers, Vice Chair Rodney Galton, Secretary Corina Torrey, Paul Archer

**Members Absent with notification:** Secretary Corina Torrey & Chris McDonald

**Also Present:** Jonathan Blake (Planner/ZEO).

**III. SITE WALK:**

- A. Application 23-1579 of Samantha Menghi** (Stephen and Marilyn Jaworski / landowners) for the construction of a detached secondary dwelling unit, with new well and upgraded existing septic within the 200' upland review area; 476 Bailey Hill Road; Map ID 5176, Alt ID 170-12.2, RD Zone.

Members were met onsite by Normand Thibeault, Jr. P.E. (Killingly Engineering Associates, Representing Applicant). Mr. Thibeault walked members through the details of the proposed project and the group toured the property – noting the location of the proposed secondary dwelling unit, septic, well and driveway. Members noted an area of standing water that was not reflected on the site plan (in the Northeastern part of the site close to Bailey Hill – assumed to be water from the nearby roadway). Members asked that the soil scientist recheck this area and provide a report back to the Commission.

The site walk concluded at 8:15 AM.

**A brief recess was had while Commission Members drove to the second scheduled site walk located at 1602 North Road, Killingly, CT 06241**

- B. Application 23-1578 of Gary Jaworski** for a one lot resubdivision to construct of single-family home for his own use with associated drive, well and septic within the 200' upland review area; 1602 North Road; Map ID 2675, Alt ID 21-11, RD Zone.

Members were met onsite by Stephan Jaworski (owner), Gary Jaworski (applicant) at 8:35 AM. Mr. Jaworski (owner) reviewed some of the history of the property – noted some of the

roadway drainage enters the site from North Road. Mr. Blake agreed to review this drainage with the Town Engineer and Highway Director.

Mr. Blake gave a brief description of the proposed application and then the group toured the property – noting the locations of the proposed house, septic, well and driveway. Commission members noted the proximity of the wetland/brook (WF-A8 to WF-A10) and based on the topography suggest review of potential for flooding. It was noted there is some room to move the house forward to the front setback without the need for a variance. Members from the Commission discussed that moving the house further into the front setback may be ideal and the zoning variance process was discussed.

Daniel Blanchette, P.E. (J&D Civil Engineers, representing the applicant) arrived at 8:50 AM. Mr. Blanchette was given a review of what was discussed. It was noted that the Commission arrived earlier than originally thought and Mr. Blanchette was on time. Mr. Galton suggested that the Engineer review the flood plain for the wetland/brook. Noting the shallow banking and proximity to the septic system. The timeframe and process for a variance application was again discussed – Commission members suggested the variance fee be waived if it is by their recommendation. Mr. Blake said he would check with the Town Manager.

The site walk concluded at 9:05 AM.

**A brief recess will be had while Commission Members Drive to the third scheduled site walk located at 18 Ware Road, Killingly, CT 06241**

- C. Application 23-1581 of JPF Rentals LLC** (JPF Rentals, LLC & Christopher Chenette / landowners) for the removal and reconstruction of a two bedroom rental unit, reconfiguration of existing parking and driveway within the 200' upland review area; this is part of a multi-family development (17 rental units in total (2 existing to remain), w/community building, parking, private road, drainage basin, public water and sewer); 18 Ware Road; Map ID 3176, Alt ID 40-27, MD Zone & 21 Pineville Road; Map 1008, Alt ID 40-33, MD Zone.

Members were met onsite by Paul Terwilliger, L.S. (PC Survey Associates, representing the Applicant) at 9:19 AM. Mr. Terwilliger gave a brief review of the proposed project, noting the location of the nearby wetlands as it relates to the proposed driveway improvements, parking and proposed structures. The existing outfalls into the wetland area were discussed and their origins are being explored. Mr. Galton noted there is no need to flag the wetland as it is defined.

The site walk concluded at 9:24 AM.

#### **IV. ADJOURNMENT**

Adjourned at 9:10 AM, motion by Mr. Galton, Second by Mr. Archer – Passes 3-0.