



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

**MONDAY – MARCH 15, 2021**

**Regular Meeting  
7:00 PM**

**DUE TO RENOVATIONS HAPPENING IN THE TOWN MEETING ROOM**

**THIS MEETING WILL BE HELD VIA WEBEX**

**DUE TO COVID-19 THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW**

**AGENDA**

**THE PUBLIC CAN 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/ROLL CALL
- II. SEATING OF ALTERNATES
- III. AGENDA ADDENDUM
- 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)

There are written comments to be introduced into the record.

As of 03/12/2021: 1) Laurie LeClerc re: Westview; 2) Joshua Lawton re: Westview; and 3) Karen Johnson re: Frito-Lay

**NOTE:** Pursuant to Governor's Executive Order 7B, all public comments can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov) or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. **All public comment must be received prior to 2:00 PM the day of the meeting.** Public comment received will be posted on the Town's website [www.killingct.gov](http://www.killingct.gov).

**NOTE:** To participate in the **CITIZENS' COMMENTS**– the public may join the meeting via telephone while viewing the meeting on Facebook live.

To join by phone please dial 1-415-655-0001; and use the access code 132-939-7853.

- V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS
- VI. PUBLIC HEARINGS – (review / discussion / action)

NONE

**NOTE: To participate in THE PUBLIC HEARINGS – the public may join the meeting via telephone while viewing the meeting on Facebook live.**

**To join by phone please dial 1-415-655-0001; and use the access code 132-939-7853.**

Hearings' segment closes.  
Meeting Business will continue.

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

1) **Site Plan Review Application #21-1258** – Kevin J. Crump (Frito-Lay, Inc./Landowner); the project consists of new construction of an asphalt truck trailer storage lot with lighting and storm water improvements; 628 Wildwood Way; GIS MAP 81; Lot 20; ~15 acres; Industrial Zone. **(NOTE: This application is still before the IWWC; therefore, the PZC may begin to hear Frito-Lay's presentation and commission members may ask questions of the applicant; however, the PZC cannot make a decision at this time.)**

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

NONE

Applications submitted prior to 5:00 PM on MONDAY, MARCH 8, 2021 will be on the agenda as New Business, with a "date of receipt" of MONDAY, MARCH 15, 2021 and may be scheduled for action during the next regularly scheduled meeting of MONDAY, APRIL 19, 2021.

Applications submitted by 12:00 noon on FRIDAY, MARCH 12, 2021 will be received by the Commission ("date of receipt") on MONDAY, MARCH 15, 2021. However, these applications may not be scheduled for action on MONDAY, APRIL 19, 2021, as they were submitted after the Commission's deadline. This is in accordance with Commission policy to administer Public Act 03-177, effective October 1, 2003.

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

1) Regular Meeting Minutes – February 16, 2021

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

1) **Subdivision Application #17-1184**; Request for Bond Reduction from Toutant Realty, Inc.; for 7 lot residential subdivision; extension of Cardinal Drive; GIS Map 112; Lot 30; ~16.0 acres; Low Density Zone. **(Engineering inspected the road extension and found : "The remaining bond of \$5,697.28 currently can be reduced to \$3,000.00 {and} this remaining amount {\$3,000.00} will be held for retainage on the project until Aug.1, 2021 then returned after final inspection.")**

2) **§8-24 Review; Town of Killingly Capital Budget Presentation for the 2021 – 2022 Fiscal Year**  
Presentation by David Capacchione, Engineer for the Town of Killingly.

**XI. CORRESPONDENCE**

1) Transcend Wireless – received a Notice of Exempt Modification for the tower located at 79 Putnam Pike, Dayville, CT – re: remove 6 existing antennas and replace with 6 new antennas that will support 5G services and will be installed at the same 148-foot level of the tower.

**XII. DEPARTMENTAL REPORTS – (review/discussion/action)**

- A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)**
- B. Inland Wetlands and Watercourses Agent's Report**
- C. Building Office Report**

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

**XIV. TOWN COUNCIL LIAISON REPORT**

**XV. ADJOURNMENT**

Town Manager

Town of Killingly

172 Main Street

Killingly, CT 06239

(860) 779-5335

P.Z.C. - READ MAR. 15, 2021

**From:** Laurie LeClerc <[lleclercgoosu@gmail.com](mailto:lleclercgoosu@gmail.com)>

**Sent:** Tuesday, February 16, 2021 6:36 PM

**To:** Public Comment <[publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov)>

**Subject:** Westview land company

If this project does not include a traffic light and removal of the hill on rt21, it is totally irresponsible on the part of zoning, engineering and the town. Since living here there have been over 14 serious/fatal accidents within a half mile of the 12/21 intersection. We have had teenagers die in our front yard.. we have large rigs and semis trying to make it thought the intersection with screeching brakes on a regular basis.

When the commons is full, with elderly residents and all the staff it will undoubtedly rise. Now, we will have more traffic and driveways within 1/4 mile of the intersection for drop off and pick up of small children?

What happen to our R2 low density ratings? When did it become ok to only hold residents to that standard, and allow Westview to turn into a small metropolis?

There must be a 4 way light and better line of vision before you allow more expansion. A crosswalk will be like playing chicken for those trying to cross, and a disaster for those who try to slow down when drivers can't see over the hill and rear-end them.

Laurie LeClerc, 81 Thompson Pike, and 182 Ware Road.

Mary T. Calorio

P.Z.C. - READ MAR. 15, 2021

Mary T. Calorio

Town Manager

Town of Killingly

172 Main Street

Killingly, CT 06239

(860) 779-5335

**From:** Josh Lawton <[josh\\_lawton35@yahoo.com](mailto:josh_lawton35@yahoo.com)>  
**Sent:** Tuesday, February 16, 2021 6:55 PM  
**To:** Public Comment <[publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov)>  
**Subject:** New Westview Project

Hello.

My name is Joshua Lawton. I am a resident of Ware road. I am writing this email to voice my concerns about the new westview project and the impact it will have on the surrounding area. As many of you may know, the traffic volume has significantly increased over the past few years as westview has expanded the main facility and with the recent addition of westview commons. As with any expansion, it is only natural that it will bring a higher traffic volume to the area but my concern is what is the facility/town/state willing to do to mitigate that traffic volume so it has minimal impact to the residents of the surrounding roads. Also will there be increased deliveries (aka semi trucks blocking Ware rd like they do now almost on a daily basis) or increased bus traffic to do pickup and drop offs at the new facility? Will there be a school zone speed limit that will be enforced on the surrounding roads? The current speed limit on ware rd is 25 mph if I am not mistaken and on several occasions we have experienced people doing WELL above that coming off of route 12 to get to the westview facility right around the shift change times. So with a new facility that will be caring for children, how do they plan on keeping the current and now added traffic volume at safe speeds during these times to ensure the children's safety and we'll being.

Thank you,

Joshua Lawton

Sent from Yahoo Mail on Android

FRITO LAY

**Ann-Marie Aubrey**

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**From:** Karen Johnson <kpj64@comcast.net>  
**Sent:** Tuesday, February 16, 2021 4:52 PM  
**To:** Jonathan Blake; Ann-Marie Aubrey  
**Cc:** Lois Latraverse  
**Subject:** Yellin Trailer Parking Lot  
**Attachments:** Frito letter 4-22-2010.pdf

Hi Jonathan & Anne Marie,

I appreciate the opportunity to comment on the Yellin Parking Lot application proposed by Frito Lay. As you know, I am a direct abutter to the site and my concerns over the years have been to minimize impacts for Alexander's Lake residents related to noise and light intrusion as well as water quality impacts to the lake.

Overall, the plan looks like a reasonable approach to what is already used as a trailer storage area. A paved lot with proper drainage is a preferred approach for trailer storage rather than a gravel parking area. It appears the water quality measures are an improvement over the existing conditions so appreciate the effort to upgrade the Yellin lot.

I do have a few questions related to internal circulation and other site impacts:

1. It appears that access to the lot will be via an existing paved drive at the rear of the site - is it possible to close off the gravel drive adjacent to the railroad? If it is the intention to stop using the gravel drive can this be formalized by preventing access from the 1886 Upper Maple Street driveway?
2. It is unclear what the purpose of this lot is - is it for storing trailers or are they storing product in these trailers ready for shipping? Many of them appear to be for storage only and not suitable for transport. The question only relates to an operational concern. The access drive at 1886 Upper Maple Street is often the subject of confusion for delivery drivers not familiar with the area. I just encountered one the other day who was blocking my driveway while I was trying to leave my house. He was given an address of 1886 Upper Maple Street - he clearly missed the Lake Road access and at that point, had no place to turn around. Frito has tried to improve signage from 395 but it is not clear enough if drivers are given the wrong address.
3. Is it necessary to have 40 foot high light poles ( pole + base + fixture) - multiple shorter poles can provide the same light levels and will minimize light pollution. The elevation of the lot is at least 16 feet higher than the elevation of the lake making the light fixture 56 feet higher, therefore even so call dark sky compliant or cut off fixtures are completely visible from the lake. This additional light pollution is not necessary.
4. I am also requesting an increase in the vegetative buffer - specifically that at least twice the number of evergreen trees be planted at a staggered pattern to screen this area.
5. We discussed a Forest Management Plan that was part of prior approvals - see attached approval from August 22, 2010 that references this plan prepared by Connwood Foresters, Inc. I note that this reference is also carried over to subsequent approvals. I do not have a copy of this plan but recall from prior years that it is clearly shown on KWP plans that are hopefully still part of your files. It would be helpful to revisit this requirement as it is part of the special permit record.

I understand that no action will be taken this evening so I hope we will have an opportunity to discuss these concerns.

Karen Johnson  
1819 Upper Maple Street  
Mobile # 203 605 9175



# TOWN OF KILLINGLY

## PLANNING & DEVELOPMENT OFFICE

172 Main Street, P.O. Box 6000, Danielson, CT 06239  
Tel: 860-779-5311 Fax: 860-779-5381

April 22, 2010

**CERTIFIED MAIL**

Haskell Corporation  
Attn. John Haesler  
111 Riverside Avenue  
Jacksonville, FL 32202

Dear Mr. Haesler:

At its April 19, 2010 regular meeting, the Killingly Planning & Zoning Commission approved your Special Permit #10-973 of Haskell Corporation for Section 580 – Aquifer Protection for ~127,000 total sf office, warehouse and manufacturing additions; 1886 Upper Maple Street (Frito Lay, Inc. owner); 81.5+/- acres; Industrial Zone:

The following conditions were applied to your approval:

- Based on testimony presented during the public hearings;
- Connwood Foresters, Inc. will work together with Linda Walden, Town Planner, regarding the Forest Management Plan and take into consideration the recommended plantings;
- Noise study follow up and implementation of the procedures will be given to the Planning & Zoning Department on a quarterly basis;
- Odor mitigation plan progress reports provided to the Planning & Zoning Department, until such time as they are satisfied with the NOB;
- Three year review of complaints regarding noise and odor study will be submitted to the Planning & Zoning;
- New technology regarding noise and odors, will be re-evaluated;
- Construction hours: Monday through Friday - 7:00 am to 6:00 pm; Saturday and Sunday - 8:00 am and completed by 3:00 pm, weekend work will be on an as needed basis.
- Light fixtures to be shoe box style with the bulb being flush to the fixture.

The decision legal notice was published in the Norwich Bulletin on April 22, 2010. The 15 day appeal period commenced on that date. The approval does not become official until a recording sheet is filed with the Town Clerk. This sheet can be filed at the completion of the 15 day appeal period (on or after May 10, 2010). If you wish, upon receipt of a \$53.00 check this office will file the recording sheet for you. **A Zoning Permit is necessary prior to the commencement of your project and will not be issued until the recording sheet has been filed and all necessary approvals obtained.**

**Issuance of the special permit decision by the Planning and Zoning Commission does not abrogate the responsibility to obtain other approvals that may be necessary from other agencies at the local, state or federal level prior to commencing your project.**

If you have any questions regarding this matter, please contact me at 860-779-5311, Monday through Friday, 8:30 AM to 4:30 PM. Voice mail is available after normal business hours.

Sincerely,

Linda E. Walden  
Director of Planning & Development

LEW/kd

cc: KWP Associates  
Paul Safin, Frito Lay  
Robert Fitzsimmons, Frito Lay  
John Irwin, Frito Lay  
Roger Gandolf, Zoning Enforcement Officer/Planning Assistant (via email)  
Joseph Pajak, Building Inspector (via email)  
Ray Allen, Fire Marshal (via email)  
Eric Rumsey, Planner I (via email)  
Melissa Bonin, Assessor (via email)  
Bruce Chimento, PE, Town Engineer (via email)



# RECEIVED

JAN 22 2021

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

Site Plan Application # 21-1258

Date Submitted 1/22/21

Received by dmg

Fee \$260 - pd. 1/22/21  
(Check # 1194592)

### SITE PLAN REVIEW APPLICATION

Procedures for Site Plan Review are explained in Article IV of the Zoning Regulations.

**ALL APPLICANTS FILL OUT THIS SECTION - PLEASE PRINT**

Applicant's Name Kevin J. Crump Date 1/21/21

Phone Number 904.791.4720 Cell Number 904.705.6216

Address 111 Riverside Avenue, JAX, FL 32202

Owner of Land Frito-Lay, Inc. Date 3/22/05

Address 7701 Legacy Drive, Plano, TX 75024

#### Location of Property

Street 628 Wildwood Way

GIS MAP NUMBER 002335 LOT \_\_\_\_\_

Zoning District Industrial Lot Size 15.20 AC

#### Proposed Activity (check those that apply)

Commercial \_\_\_\_\_ Industrial

Other - Specify Truck Trailer Storage Lot

New Construction  Addition \_\_\_\_\_ Alteration \_\_\_\_\_

Please explain proposed activity The project consists of new construction of an asphalt truck trailer storage lot with site lighting and storm water improvements.



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

**TUESDAY – FEBRUARY 16, 2021**

**Regular Meeting**  
**7:00 PM**

02/16/2021 04:10:42  
Killingly, CT, United States

**THIS MEETING WILL BE HELD VIA WEBEX**

**DUE TO COVID-19**  
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**MINUTES**

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- I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:07 pm.  
**ROLL CALL** – Brian Card, Virge Lorents (via Webex), Matthew Wendorf, John Sarantopoulos, Keith Thurlow.  
**Staff Present** – Ann-Marie Aubrey, Director of Planning & Development; Jonathan Blake, Planner I/ZEO; David Capacchione; Town Engineer; Jill St. Clair, Director of Economic Development.  
**Also, Present** – Norm Thibeault, Killingly Engineering, Patti Larrow George, Town Council Liaison.
- II. **SEATING OF ALTERNATES** - Keith Thurlow announced that John Sarantopoulos would be seated as a Voting Member for this meeting. Mr. Thurlow commented that Mr. Sarantopoulos should be considered for a Regular Member to fill the vacancy left by Milburn Stone who resigned. Ms. Aubrey explained that Mr. Sarantopoulos would need to submit his application to the Town Manager's Office.
- 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)

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Ann-Marie Aubrey stated that she had received two comments from citizens:

- Regarding the public hearing for **Special Permit Application #21-1255 with Site Plan #21-1256** - Ms. Aubrey will read these comments into the record during the public hearing.
- Regarding **Site Plan Review Application #21-1258** - Ms. Aubrey got permission from the citizen to forward the comments to Frito-Lay so that they can address the concerns before action by the Commission at the next meeting on March 15, 2021, at which time Ms. Aubrey will read these comments into the record.

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

VI. **PUBLIC HEARINGS** – (review / discussion / action)

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1) **Special Permit Application #21-1255 with Site Plan #21-1256** - Westview Land Company; proposed 5040 SF child day care center with proposed access drive, parking, walkways and municipal water and sewer connections; Section 410.2.2.f (Nursery Schools/Day Care Centers; 39 Thompson Pike (Rte. 21) & 137 Ware Road; GIS Map 32; Lots 44 & 44.1; Low Density Zone.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview:

- Proposing to construct a 5,040 s.f. building on a parcel of land which has frontage on Thompson Pike (Route 21) and Ware Road.
- There is a single-family home on the lot which is currently a rental property. This property will no longer be a rental property and it is proposed to be incorporated into the Day Care Center to be used for some offices, kitchenette area, and potentially a sick child room.
- It is currently comprised of two parcels (lots 44 and 44.1). As part of this development, the lots are to be merged to make one, contiguous parcel with a total of 4.1 acres.
- The purpose of the Day Care is two-fold: It will be utilized by employees of Westview facility and it will take on other children as well.
- Currently, there is a paved parking lot at the rear of the property (west corner) which is used by employees of Westview. They will expand it to accommodate employees of the Day Care Center.
- Driveways being proposed are entering from Route 21 (one-way entrance and one-way egress). The driveways have been approved by the CT DOT. Approval was also received from the IWWC because there will be some minor wetlands disturbance that will occur at the southernmost driveway (egress driveway) because they will be replacing some existing 12-inch pipe that is in poor condition. This will be modified as part of the project.
- The facility will be able to accommodate up to 84 children: 24 infants; 32 children aged 3-5 years old; and 20 school-aged children. Mr. Thibeault noted that child daycare is a highly regulated industry and that the Applicant will also need to get approvals at a State level to be operable.
- Hours will mostly be from 6 am to 4 or 5 pm Monday through Friday. There will be some as late as 11 pm for employees who work second shift.
- Meals prepared for the children at the facility would be prepared in the kitchen at Westview Nursing Home and will be brought over to the daycare facility.
- There is no defined location for deliveries. Any deliveries for the facility would be brought to the front door using the horseshoe-shaped driveway where there is a flat entrance and a ramp for handicapped access.

- They will keep the lighting to a minimum. There will be some bollard lighting around the perimeter of the driveway and some building lights as well for pedestrians coming into the building. No large 12'-20' high lighting standards are being proposed.
- Landscaping around the parking area and around the back of the building as well as up front.
- A handicap parking space at the front of the facility with a handicap ramp for access into the building.
- They are proposing a fenced-in play area in the back for when the weather is appropriate.

**QUESTIONS/COMMENTS FROM COMMISSION MEMBERS:**

- Ms. Lorents referred to the dark-sky initiative in Killingly and asked that capped lighting fixtures be chosen to aim light down to the ground. Mr. Thibeault confirmed that they would.
- Mr. Card referred to Sheet 4 of the plans and asked about limits of clearing. Mr. Thibeault confirmed that they would be clear cutting everything in the area around the activities are going to be to the limits of disturbance.

Mr. Card asked if the buffer line to the western side will provide enough protection for potential noise for the neighbors to the west. Mr. Thibeault stated that it is well-wooded, but it would not be a problem to add additional landscaping if the Commission feels that it is appropriate on the western side of the fence where the playground area is.

Mr. Card asked about the drainage feature. Mr. Thibeault stated that it is currently in place and they are working around it. He explained that it takes some drainage from the parking lot, and there is a series of catch basins on Homestead Road and Ware Road that discharge to that swale and will continue to do so. Mr. Thibeault noted that they are proposing a small, pedestrian foot bridge across it so that people can cross from the parking area safely over the swale.

There was discussion regarding lot lines and Mr. Thibeault explained that it is unusually shaped to get the appropriate frontage for each lot.

- Mr. Thurlow asked about parking. Mr. Thibeault confirmed that the intent that employees would park in the large rear parking lot and drop off their children and then walk to the appropriate facility. Children will be dropped off in the front of the building. There is stacking for up to six vehicles. There is no parking in the horseshoe driveway. The only parking space there is the handicap space.  
Mr. Thurlow asked about the bridge. Mr. Thibeault stated that it would be a four-or-five-foot-wide pedestrian bridge, the type that you can purchase from a landscaping company. Mr. Thibeault stated that he had provided a cut sheet to the Town Engineer.  
Mr. Thurlow asked about the fenced-in play area. Mr. Thibeault stated that he does not know if they would put any swing sets/slides/structures in the area. He said that it would be a grassed area.  
Mr. Thurlow asked about the existing structure. Mr. Thibeault explained that the single-family home would remain and would be incorporated into the design of the Day Care Center (offices, staff breakroom, medical storage, bathroom, small kitchenette, and an illness isolation area). The other structures would be removed. Copies of the floor plan had been provided to Commission Members earlier in the day.  
Mr. Thurlow asked about signage. Mr. Thibeault stated that it was not included on the plans, but there will be a sign which he thinks would be near the entrance driveway. He does not have a design for the sign currently. He asked if Staff would be able to approve it. Mr. Thurlow stated that the signage ordinance is straightforward, so Staff could handle that. Mr. Thurlow mentioned that the light for the current sign above Ware Road interferes with traffic and he asked that attention be given so that does not happen with the sign for this project.
- Mr. Wendorf asked about sight line coming south on Thompson Pike before Ware Road and he also asked if there would be scheduled drop-off times to reduce the number of queued cars. Mr. Thibeault explained that they have shown stacking for six cars and that they could get four more if people were stacked in the driveway. Scheduling drop-off times would be operational and if it became a problem,

they would need to address it. Regarding sight line, Mr. Thibeault explained that they have approval from the CT DOT for sight line, drainage, both driveways and signage.

- Mr. Sarantopoulos asked about sidewalks. Mr. Thibeault explained that they are showing sidewalks along the access drive and in the front of the building. They are not proposing sidewalks on Route 21.
- Mr. Thurlow stated that he would like to see fencing/shrubs along the walkway exiting the building to the fenced-in playground, to keep the children on the path.

**COMMENTS FROM THE PUBLIC:**

Ms. Aubrey read, into the record, comments received via e-mail earlier in the day from Laurie LeClerc. Ms. LeClerc expressed concerns regarding the intersection/sight line where fatal accidents have occurred. She suggested flattening the road and a traffic light.

Ms. Aubrey commented that it is a State road, therefore, the State would be the one to decide whether a traffic light is needed there.

There was discussion regarding that this is a valid concern due to the accidents that have happened. Mr. Thurlow asked if a letter could be sent to the DOT. David Capacchione, Town Engineer, explained that the Town could make a recommendation/suggestion to the State Traffic Commission, but they would have to rule on it. Ms. Aubrey suggested that Westview could be asked, as a recommendation, to put up caution signs.

Mr. Blake checked to see if there were any callers from the public. Ms. Aubrey read aloud the phone number and access code to join by phone. There were no callers.

Ms. Aubrey asked Mr. Thibeault to be sure that signage be put back far enough that it does not interfere with the line of sight of drivers.

Mr. Sarantopoulos asked if speed limits would be restricted due to the Day Care Center. Mr. Thurlow stated that it would be up to the State Traffic Commission as part of the access permit. Mr. Capacchione indicated agreement. Mr. Thibeault stated that he has no objection to inquiring with the State DOT to see if they would consider lowering the speed limit.

Motion was made by Virge Lorents to close the public hearing for **Special Permit Application #21-1255 with Site Plan #21-1256** - Westview Land Company; proposed 5040 SF child day care center with proposed access drive, parking, walkways and municipal water and sewer connections; Section 410.2.2.f (Nursery Schools/Day Care Centers; 39 Thompson Pike (Rte. 21) & 137 Ware Road; GIS Map 32; Lots 44 & 44.1; Low Density Zone.

Second by John Sarantopoulos. No discussion.

Roll Call Vote: Brian Card – yes; Virge Lorents – yes; Matthew Wendorf – yes; John Sarantopoulos – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

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

1) **Special Permit Application #21-1255 with Site Plan #21-1256** - Westview Land Company; proposed 5040 SF child day care center with proposed access drive, parking, walkways and municipal water and sewer connections; Section 410.2.2.f (Nursery Schools/Day Care Centers; 39 Thompson Pike (Rte. 21) & 137 Ware Road; GIS Map 32; Lots 44 & 44.1; Low Density Zone.

Motion was made by Brian Card to approve **Special Permit Application #21-1255 with Site Plan #21-1256** - Westview Land Company; proposed 5040 SF child day care center with proposed access drive, parking, walkways and municipal water and sewer connections; Section 410.2.2.f (Nursery Schools/Day Care Centers; 39 Thompson Pike (Rte. 21) & 137 Ware Road; GIS Map 32; Lots 44 & 44.1; Low Density Zone, with the following conditions:

- That the full merger of the two lots be completed prior to the beginning of the project, with the deed recorded in the Town records.
- That the western side of the fenced, playground area additional landscaping be looked at on that side as needed.
- That the Facility signage to be submitted to Town Staff for verification with Town Regulations.
- Westview will pursue additional signage on Route 21, specifically on the southbound side, prior to the Facility with the CT DOT in lieu of the Day Care Center from a speed control perspective.

Second by Matthew Wendorf.

Discussion: Ms. Lorents requested that dark-sky compliant lighting fixtures be part of the approval. Mr. Thurlow explained that dark-sky compliant fixtures are included on the plans.

Roll Call Vote: Virge Lorents – yes; Matthew Wendorf – yes; John Sarantopoulos – yes; Brian Card – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

### VIII. NEW BUSINESS – (review/discussion/action)

1) **Site Plan Review Application #21-1258** – Kevin J. Crump (Frito-Lay, Inc./Landowner); the project consists of new construction of an asphalt truck trailer storage lot with lighting and storm water improvements; 628 Wildwood Way; GIS MAP 81; Lot 20; ~15 acres; Industrial Zone. **Receive, and if application is complete, schedule it for action at the next regularly scheduled meeting of Monday, March 15, 2021.**

Ann-Marie Aubrey stated that the Application is complete.

Motion was made by Brian Card to receive **Site Plan Review Application #21-1258** – Kevin J. Crump (Frito-Lay, Inc./Landowner); the project consists of new construction of an asphalt truck trailer storage lot with lighting and storm water improvements; 628 Wildwood Way; GIS MAP 81; Lot 20; ~15 acres; Industrial Zone, and schedule for action at the next regularly scheduled meeting of Monday, March 15, 2021, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by Virge Lorents.

Discussion: Mr. Thurlow asked if it had been included on the special permit. Ms. Aubrey explained that it is a pre-existing parking lot in an industrial area, and a parking lot is allowed.

Roll Call Vote: John Sarantopoulos – yes; Matthew Wendorf – yes; Brian Card – yes; Virge Lorents – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

2) **§8-24 Review Application #21-1259** – Town of Killingly; Prospect Avenue Sewer Replacement Project. (review/ discussion/action item) – Presentation by David Capacchione, Engineer.

David Capacchione, Town Engineer, gave an overview:

- In the Prospect Avenue area, there were 100-year old sewer lines running behind houses which the Town did not have access to due to their location/age/condition of the pipes. They installed new lines.
- The Town Attorney suggests that the old lines be formally abandoned in the back and the new lines be formally accepted in the street.

Motion was made by Brian Card to accept the new sewer lines and abandon the old sewer lines per the **§8-24 Review Application #21-1259** – Town of Killingly; Prospect Avenue Sewer Replacement Project.

Second by Matthew Wendorf. No discussion. Motion carried unanimously by voice vote (5-0-0).

3) **§8-24 Review Application #21-1260**- Town of Killingly; Property to be acquired by the town of Killingly for roadway purposes along Lake Road (review/discussion/action item) – Presentation by David Capacchione, Engineer.

David Capacchione, Town Engineer, explained that the Town is acquiring some property along both sides of Lake Road (near the S-turn by the power lines) for future roadway improvements for whatever utilities may need to be installed as time goes on.

Motion was made by Matthew Wendorf to accept the §8-24 Review Application #21-1260 - Town of Killingly; Property to be acquired by the Town of Killingly, for roadway purposes, on either side of Lake Road.  
Second by John Sarantopoulos.

There was discussion regarding Ms. Lorents' concern regarding whether trucks would travel faster on Route 101. Mr. Capacchione explained that it is currently listed as a no-thru traffic section and that only a small section is going to be widened.

Roll Call Vote: Matthew Wendorf – yes; Brian Card – yes; Virge Lorents – yes; John Sarantopoulos – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

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

1) Regular Meeting Minutes – January 19, 2021

Motion was made by Brian Card to accept the Minutes of the Regular Meeting of January 19, 2021.

Second by Virge Lorents. No discussion.

Roll Call Vote: Brian Card – yes; Virge Lorents – yes; John Sarantopoulos – yes; Matthew Wendorf – abstained; Keith Thurlow – yes. Motion carried (4-0-1). Matthew Wendorf abstained.

**X. OTHER / MISCELLANEOUS – (review / discussion / action) – None.**

**XI. CORRESPONDENCE**

1) From Milburn Stone – Letter of Resignation from Commission

Mr. Thurlow expressed thanks and appreciation for the time that Mr. Stone dedicated to the Planning and Zoning Commission.

There is one regular vacancy (to be filled by John Sarantopoulos) and three alternate vacancies.

**XII. DEPARTMENTAL REPORTS – (review/discussion/action)**

**A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s) – None.**

**B. Inland Wetlands and Watercourses Agent's Report – None.**

**C. Building Office Report**

Jonathan Blake explained that they are currently working on an upgrade of digital permit applications and review which is expected to be up and running next month. They will do a press release at that time.

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

Jill St. Clair, Director of Economic Development, reported:

- Pourings and Passages will be moving to the Trinket Shop building (8,000 s.f.).
- Five businesses in Killingly's hospitality sector were awarded grants (\$75,000 total) from the Small Business Cares Act.
- Receiving a transportation grant through the Department of Health to do a feasibility study regarding sidewalks/bike path.

**XIV. TOWN COUNCIL LIAISON REPORT**

Patti Larrow George reported:

- Three Proclamations: Recognizing Black History Month (February 2021); Teen Dating Violence Prevention Awareness Month (February 2021); National Future Farmers of America Week (February 20-27, 2021).
- Approved two Commission appointments: Andrew Danna – WPCA; Matthew Wendorf – Regular Member PZC.
- Two tax appeals completed by Town Attorney.
- Permanent Building Commission decided to stay with the existing water system for the high school. Details are available on the Killingly website.
- Voted to transfer the \$189,000 remaining funds from 125 Park Road Miscellaneous Revenue (2019-2020) to the Economic Development Trust to be used for future development and programs.

#### **XV. ADJOURNMENT**

Motion was made by Matthew Wendorf to adjourn at 8:05 p.m. Second by Virge Lorents. No discussion. Motion carried unanimously by voice vote (5-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Clerk





# Town of Killingly

Department of Engineering

Town Engineer

172 Main Street, Killingly CT 06239

Phone 860-779-5360

Fax 860-779-5326

## MEMORANDUM

**TO:** Ann-Marie Aubrey, Director of Planning and Development & Jonathan Blake,  
Zoning Enforcement Officer

**FROM:** David Capacchione, Town Engineer &  
Gary Martin, Assistant Town Engineering

**DATE:** March 11, 2021

**RE:** Bond Reduction for Toutant Realty, Inc.  
80 Bungay Hill Road Woodstock Ct. 06281

**C:** Jennifer Hawkins, Finance Director; Carol LeBlanc, Accounts Payable; File

**Attachments:** Bond Estimate

The monumentation for the above referenced location have been completed as shown on the bond estimate for the "Proposed 7 lot Subdivision on Cardinal Drive" The site was inspected on March 11, 2021 and is in accordance with the Town of Killingly standards.

The remaining bond of \$5,697.28 currently can be reduced to \$3,000.00 this remaining amount will be held for retainage on the project until Aug. 1, 2021 then returned after the final inspection.

If you have any questions or comments please to not hesitate to contact the Engineering Office at 779-5360.

Thank You  
Gary Martin

*Sub. App. # 17-1184*

# TOUTANT REALTY, INC.

80 BUNGAY HILL ROAD • WOODSTOCK, CT 06281 • (860) 974-2099 • FAX (860) 974-1070

February 28, 2021

Town of Killingly  
Planning & Zoning Department  
172 Main Street  
Killingly, CT 06239

RECEIVED

MAR - 8 2021

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

RE: Cardinal Drive Subdivision  
Bond Inspection Request

Dear Sir/Madam,

I am writing to notify you that construction of the Cardinal Drive Subdivision road is now complete, including signage and monuments. As such, I am requesting an inspection of the completed work for the purpose of releasing the bond funds currently being held by the Town of Killingly in the amount of \$5,697.28.

If someone is required to be present this inspection, please contact General Contractor, Mark Tetreault by calling (860) 377-7533. Otherwise, your prompt attention and cooperation would be very much appreciated in this matter.

Respectfully,



Roland Toutant

SUBDIVISION APP # 17-1184

⊗ SCANNED + EMAILED TO DAVID CAPRICHIONE 3/8/2021

**MISCELLANEOUS**

**CAPITAL BUDGET**

**CIP PROGRAM**

**DESCRIPTION**

The Capital Budget is a listing of all recommended capital projects proposed for the next fiscal year. By definition, a Capital Project is a project that helps maintain or improve a Town asset, often called Infrastructure. To be included in the Capital Budget, a project must meet ONE of the following requirements (criteria):

- It is a new construction, expansion, renovation, or replacement project for an existing facility or facilities. The project must have a total cost of at least \$10,000 over the life of the project. Project costs can include the cost of land, engineering, architectural planning, and contract services needed to complete the project.
- It is a purchase of major equipment (assets) costing \$50,000 or more with a useful life of at least 10 years.
- It is a major maintenance or rehabilitation project for existing facilities with a cost of \$10,000 or more and an economic life of at least 10 years.

The Capital Outlay amount listed in the Town's expenditures and in the Capital Budget is the Town's General Fund Contribution for that fiscal year. The itemized list of funding sources, when approved on adoption of the General Government Budget, authorizes the acceptance of the non-general government contribution funds. The list of projects is matched to funding sources in the Capital Improvement Program. When any non-general fund contribution funding is approved, the project funds as contained in the Capital Budget are appropriated.

**APPROVED BUDGET DETAIL**

Below is a summary of financing for FY21-22.

EXPENDITURE CATEGORY	FY 21-22
Road Construction	\$1,959,653
Highway	\$50,000
Bridges	\$150,000
Public Buildings	\$1,390,000
Parks & Recreation	165,700
Economic & Community Development	\$0
Planning & Development	\$0
Schools	401,100
Water Pollution Control Authority	\$350,000
	<b>\$4,466,453</b>

FUNDING LEGEND		FY 21-22
Unimproved Town Aid	6	\$50,000
Improved Town Aid	6	309,653
LOCIP	3	\$350,700
Bond Funds	2	1,285,330
Grants Funds	4	\$1,215,000
General Fund	1	\$600,000
Sewer Fund	210	\$350,000
State Education Grants	5	\$280,770
Reallocation of Capital Funds	7	\$25,000
		<b>\$4,466,453</b>

**TOWN OF KILLINGLY CAPITAL IMPROVEMENT PROGRAM 2022**

<b>GENERAL GOVERNMENT PROJECTS</b>		
<b>ROAD CONSTRUCTION</b>		
Road Renewal - Unimproved Roads	50,000	100% (6)
Road Renewal	709,653	85% (6) 15% (6)
Maple Street Phase I	1,200,000	100% (4)

<b>HIGHWAYS</b>		
Storm Drainage Improvements	20,000	100% (6)
Guardrail Replacement	20,000	100% (6)
Sidewalks	10,000	100% (6)

<b>BRIDGES</b>		
North Street Bridge	150,000	100% (6)

<b>PUBLIC BUILDINGS</b>		
Community Center	200,000	100% (2)
Town Hall Elevator	800,000	100% (2)
Town Hall 3rd & 4th Floor Renovation/Expansion	200,000	82.5% (2) 17.5% (3)
Generators - Killingly Intermediate School & Public Works Garage	190,000	100% (3)

<b>PARKS AND RECREATION</b>		
Owen Bell Park Fencing	33,000	100% (3)
Desluniers Field Reconstruction	30,000	50% (3) 50% (4)
Owen Bell Park Irrigation	75,000	67% (3) 33% (7)
Splash Pad Turf	12,700	100% (3)
Gazebo - Davis Park	15,000	100% (3)

<b>FUNDING SOURCE</b>		
General Government Projects	3,715,353	
General Fund Contribution	1	600,000
Bond Funds	2	1,165,000
LOCIP	3	350,700
Grants Funds	4	1,215,000
State Aid - Unimproved Road (TAR)	6	50,000
State Aid - Improved Road (TAR)	6	309,653
Reallocated Capital Funds	7	25,000
Capital Reserve	8	-
<b>General Government Revenue</b>		<b>3,715,353</b>

<b>BOARD OF EDUCATION PROJECTS</b>		
Killingly Westfield Ave Facility	214,600	30% (2) 70% (5)
Killingly Memorial School	-	30% (2) 70% (5)
Killingly Central School	-	30% (2) 70% (5)
Killingly Intermediate School	186,500	30% (2) 70% (5)
Killingly High School	-	30% (2) 70% (5)
Goodyear Early Childhood Learning Center	-	30% (2) 70% (5)
<b>Board of Education Projects</b>	<b>401,100</b>	

<b>FUNDING SOURCE</b>		
Board of Education Projects	401,100	
Bond Funds	2	120,330
General Fund Contribution	1	-
State Education Grants	5	280,770
<b>Board of Education Revenue</b>		<b>401,100</b>

<b>WATER POLLUTION CONTROL AUTHORITY PROJECTS</b>		
Capital Projects/Equipment	210	250,000 100% (210)
Sewer Replacement	210	100,000 100% (210)
<b>Water Pollution Control Authority Projects</b>	<b>350,000</b>	

<b>FUNDING SOURCE</b>		
Water Pollution Control Authority Projects	350,000	
Sewer Fund	210	350,000
State Loan/Grant Program	10	-
<b>Water Pollution Control Authority Revenue</b>		<b>350,000</b>

<b>CAPITAL IMPROVEMENT PROGRAM SUMMARY</b>		
General Government Projects	3,715,353	
Board of Education Projects	401,100	
Water Pollution Control Authority Projects	350,000	
<b>TOTAL PROJECTS</b>	<b>4,466,453</b>	

TOWN OF KILLINGLY CAPITAL BUDGET

ROAD CONSTRUCTION

Funding Summary

Funding Source	FY 2022 - 2026						Total
	FY22	FY23	FY24	FY25	FY26		
Road Renewal - Unimproved Roads	(6)	50,000	50,000	50,000	50,000	50,000	250,000
Road Renewal	(1) & (6)	709,653	-	250,000	250,000	250,000	1,459,653
Maple Street Phase I, II, III	(4)	1,200,000	1,300,000	2,000,000	2,000,000	1,000,000	7,500,000
Bailey Hill Road	(4)	-	-	-	500,000	-	500,000
Louisa Viens	(4)	-	-	-	1,000,000	1,000,000	2,000,000
<b>Total</b>		<b>1,959,653</b>	<b>1,350,000</b>	<b>2,300,000</b>	<b>3,800,000</b>	<b>2,300,000</b>	<b>11,709,653</b>

Project Comments

Road Renewal Unimproved Roads - The purpose of the Unimproved Roads program is to pave unimproved (dirt) roads which either cause severe maintenance problems or are experiencing increased traffic due to development. The Unimproved Town Aid Road funds for this year are being designated to provide improvements to Chase Road, Roth Road, a portion of Stone Road and other unimproved roads. The unpaved portions of Chase and a portion of Stone Road require increased maintenance in order to provide for public safety. Projects would improve Chase Road and the unpaved portion of Stone Road west of the intersection with Chase Road including drainage improvements, grading and paving and is intended to be implemented over a period of several years.

Road Renewal - The Road Renewal Program provides for an on-going pavement resurfacing schedule for the Town's 121 miles of paved roads. This program helps the Town avoid costly reconstruction due to deferred maintenance. In recent years, the Town has been very committed to this program, which is funded through a variety of sources. Town aid funds will be used for resurfacing various streets that are in need. The Engineering Department and the Highway Department are commencing a road evaluation project which will establish a road resurfacing/rebuilding program.

Maple Street & Upper Maple Street Phase I, II & III - The section of Maple and Upper Maple Street that connects Rt 6 and Rt 101 is heavily traveled and in need of upgrades. This project is intended to be implemented over a period of several years and would include pavement restoration and pedestrian improvements. Sources of funding are anticipated to be LOTCIP (Local Transportation Capital Improvement Program) or BUILD (Better Utilizing Investments to Leverage Development).

Bailey Hill Road - Bailey Hill Road runs north and south as a local connector road between Route 101 and Route 6. There are numerous drainage and road improvement issues that need to be addressed in order to provide an adequate level of service for the community. The project is anticipated to take several years to complete.

Louisa Viens Road - This road is in the industrial park and connects to Lake Road with Alexander Parkway. As a result of the heavier traffic for this roadway the road is in need of complete rebuilding. The catch basins have been replaced in this section. However the roadway has not been addressed. This project will also require several years to complete. The Town is also exploring a Connectivity Grant for a feasibility study through NECCOG to further evaluate this project.

Funding Schedule

Funding Sources	FY22	FY23	FY24	FY25	FY26	TOTAL
General Fund Contribution (1)	600,000	-	-	-	-	600,000
State Aid - Unimproved Roads (TAR) (6)	50,000	50,000	50,000	50,000	50,000	250,000
State Aid - Improved Roads (TAR) (6)	109,653	-	250,000	250,000	250,000	859,653
Grant Funds (4)	1,200,000	1,300,000	2,000,000	3,500,000	2,000,000	10,000,000
<b>TOTAL</b>	<b>1,959,653</b>	<b>1,350,000</b>	<b>2,300,000</b>	<b>3,800,000</b>	<b>2,300,000</b>	<b>11,709,653</b>

**TOWN OF KILLINGLY CAPITAL BUDGET**

**HIGHWAYS**

**Funding Summary**

Funding Source	FY 2022 - 2026						Total
	FY22	FY23	FY24	FY25	FY26		
Storm Drainage Improvements	(6)	20,000	20,000	20,000	20,000	20,000	100,000
Guardrail Replacement	(6)	20,000	20,000	20,000	20,000	20,000	100,000
Sidewalks	(6)	10,000	10,000	10,000	10,000	10,000	50,000
Route 12 Sidewalk Connection	(4)	-	750,000	-	-	-	750,000
Industrial Park Sidewalks	(4)	-	1,400,000	-	-	-	1,400,000
<b>Total</b>		<b>50,000</b>	<b>2,200,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>2,400,000</b>

**Project Comments**

- \* Storm Drainage - The Storm Drainage Improvement Program was started in 1991. It is designed to address miscellaneous spot drainage problems throughout the Town. Funding is applied on an as-needed basis.
- \* Guide Rail Replacement - The Guide Rail Replacement program allows for the replacement of seriously deteriorated guide rail with metal beam type guide rail and at selected locations where conditions dictate, new guide rail.
- \* Sidewalks - The purpose of the Sidewalk program is to provide an ongoing improvement and maintenance schedule for sidewalks in the Town.
- \* Route 12 Sidewalk Connection - Lower Route 12 at near the Big Y Plaza and the WPCA facility is being evaluated by the State of Connecticut Department of Transportation for a signaled crosswalk. Sidewalks would be constructed to connect the existing sidewalks near Big Y to the River Trail walk.
- \* Industrial Park Sidewalks - This project would provide for a feasibility study and sidewalk improvement plan to improve sidewalk access at the Industrial Park. The Town is seeking a Connectivity Grant through NECCOG.

**Funding Schedule**

Funding Sources	FY22	FY23	FY24	FY25	FY26	TOTAL
State Aid - Improved Roads (TAR) (6)	50,000	50,000	50,000	50,000	50,000	250,000
Grant Funds (4)	-	2,150,000	-	-	-	2,150,000
<b>TOTAL</b>	<b>50,000</b>	<b>2,200,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>2,400,000</b>

TOWN OF KILLINGLY CAPITAL BUDGET

BRIDGES

Funding Summary

Funding Source	FY 2022 - 2026					Total
	FY22	FY23	FY24	FY25	FY26	
Cotton Road Bridge	(2) & (4)	-	-	-	2,500,000	2,500,000
Peepload Stone Arch Bridge	(2) & (4)	-	-	-	800,000	800,000
North Street Bridge	(6)	150,000	-	-	-	1,200,000
<b>Total</b>		150,000	-	-	3,300,000	4,650,000

Project Comments

**Cotton Road Bridge** - This bridge crosses the Quinebaug River connecting the Towns of Killingly and Pomfret. The Connecticut Department of Transportation has identified areas of concern with the bridge. The replacement of this bridge will require an inter-municipal agreement. Therefore planning work should begin early. Addressing some of the areas identified in the CDOT inspection report may prolong the life of the bridge and reduce overall costs.

**Peepload Road Stone Arch Bridge** - This is a historical Stone Double Arch Bridge on Peepload Road in Dayville. The Bridge was built in or about 1850. This bridge was rated as poor in the inspection performed by the Connecticut Department of Transportation (CDOT) in 2012. Partial funding to design and rebuild the bridge is currently available through either the Local State or Federal Bridge Programs.

**North Street Bridge** - The decking structure dates to the 1970's while the stone abutments are much older. The CT DOT has documented several deficiencies mostly relating to the stone abutments. Certain repairs would be made in the current year in advance of a larger grant funded project in future years.

Funding Schedule

Funding Sources	FY22	FY23	FY24	FY25	FY26	TOTAL
Bond Funds (2)	-	-	-	1,650,000	600,000	2,250,000
Grant Funds (4)	-	-	-	1,650,000	600,000	2,250,000
State Aid - Improved Roads (TAR) (6)	150,000	-	-	-	-	150,000
<b>TOTAL</b>	150,000	-	-	3,300,000	1,200,000	4,650,000

TOWN OF KILLINGLY CAPITAL BUDGET

PUBLIC BUILDINGS

Funding Summary

	Funding Source	FY 2022 - 2026					Total
		FY22	FY23	FY24	FY25	FY26	
Community Center	(2)	200,000	22,000,000	-	-	-	22,200,000
Town Hall Elevator	(2)	800,000	-	-	-	-	800,000
Town Hall 3rd & 4th Floor Renovation/Expansion	(2) & (3)	200,000	3,000,000	-	-	-	3,200,000
Generators - Killingly Intermediate School and Public Works Garage	(3)	190,000	-	-	-	-	190,000
Police Office Facility	(2)	-	750,000	-	-	-	750,000
Police Training Facility	(4)	-	25,000	-	-	-	25,000
Town Hall Building Improvements	(2)	-	100,000	-	-	-	100,000
Town Hall Parking Lot Improvements	(3)	-	150,000	-	-	-	150,000
Public Works Garage Floor and Mechanics Pit	(3)	-	100,000	-	-	-	100,000
Vehicle Wash Bay	(2)	-	1,200,000	-	-	-	1,200,000
Brickhouse Road Boiler	(3)	-	-	40,000	-	-	40,000
Library Roof	(3)	-	-	-	-	100,000	100,000
Library Boiler	(2)	-	-	-	-	50,000	50,000
<b>Totals</b>		<b>1,390,000</b>	<b>27,325,000</b>	<b>40,000</b>	<b>-</b>	<b>150,000</b>	<b>28,905,000</b>

Project Comments

- \* Community Center - The existing Community Center is in need of repair and rehabilitation. The current state of disrepair does not provide adequate usable space to meet the needs of the recreation programs. This project would include a complete renovation or in order to restore and reconfigure the building to a proper functional capacity. Interim investments are needed for HVAC and hot water systems in order to continue to house Recreation programs.
- \* Town Hall Elevator - The Elevator project would replace the existing elevator and extend service to the 3rd and 4th floors of the Town Hall. The existing elevator was installed in the mid-1980's and requires modifications to meet current code and ADA compliance.
- \* Town Hall 3rd & 4th Floor Renovation/Expansion - The space on the 3rd and 4th floors of the Town Hall would provide much needed office space for several departments. This project would include the design, renovation and reconfiguration of office space to allow for a more functional layout among Town Hall departments.
- \* Generators - Killingly Intermediate School and Public Works Garage - Repairs and/or replacements are needed for the generators at both the Killingly Intermediate School and the Public Works Garage. The Killingly Intermediate School serves as the Town's Emergency Shelter in the event such emergency protocols are activated. A generator is maintained at the Public Works Garage in order to operate the Town's Fleet in the event of a storm or emergency.
- \* Police Office Facility - As the Constabulary continues to expand and the Town hires additional Officers, additional space is needed to properly house the program. The Town is exploring facility lease options within the Town. Construction would be needed for leasehold improvements in order to provide for proper buildout of the space.
- \* Police Training Facility - An area is needed for the Constables to conduct required training exercises. Space at Brickhouse Road is being explored as a potential location for this facility. The project would include the cost of materials to install the required safety barriers.
- \* Town Hall Building Improvements - This project would include brick repointing to the exterior of the building as well as replace the floor in the first floor main hallway. There are numerous cracks and broken tiles in the hallway areas.



**TOWN OF KILLINGLY CAPITAL BUDGET**

- \* Town Hall Gutter and Parking Lot Improvements - This project would repave the Town Hall Parking lot to improve overall parking lot and walkway safety conditions.
- \* Public Works Garage Floor and Mechanics Pit - The project would also include grinding and resealing of the entire garage floor. This would help protect the floor from the salt and make it easier to clean. The mechanic's pit is in need of repair as the concrete walls are starting to crack and spall. The project would update the pit by repairing the walls, add LED lighting, improve drainage, improve ventilation and a install a safer easier to use covering system.
- \* Vehicle Wash Bay at Highway Garage - The installation of a vehicle wash bay at the Public Works garage would serve the Town and Board of Education vehicle fleet. The project would include a water reclamation system to conserve and reuse water services.
- \* Brickhouse Road Boiler - The boiler at the Transfer Station will be due for replacement. This project would include the installation of a new boiler.
- \* Library Roof - The roof at the Library is nearing the end of its useful life. This project would include the installation of a new roof.
- \* Library Boiler - The boiler at the Library will be due for replacement. This project would include the installation of a new boiler.

**Funding Schedule**

<b>Funding Sources</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>TOTAL</b>
Bonds (2)	1,165,000	27,050,000	-	-	50,000	28,265,000
LOCIP (3)	225,000	250,000	40,000	-	100,000	615,000
Grants Funds (4)	-	25,000	-	-	150,000	175,000
<b>TOTAL</b>	<b>1,390,000</b>	<b>27,325,000</b>	<b>40,000</b>	<b>-</b>	<b>300,000</b>	<b>29,055,000</b>

TOWN OF KILLINGLY CAPITAL BUDGET

PARKS AND RECREATION

Funding Summary

Funding Source	FY 2022 - 2026						Total
	FY22	FY23	FY24	FY25	FY26		
Owen Bell Park Fencing	(3)	33,000	-	-	-	-	33,000
Deslauriers Field Reconstruction	(3) & (4)	30,000	-	-	-	-	30,000
Owen Bell Park Irrigation	(3) & (7)	75,000	-	-	-	-	75,000
Splash Pad Turf	(3)	12,700	-	-	-	-	12,700
Gazebo - Davis Park	(3)	15,000	-	-	-	-	15,000
River Trail Phase V & VI	(4)	-	1,500,000	-	-	-	1,500,000
Parks at Davis Property	(8)	-	-	-	-	-	120,000
<b>Totals</b>		<b>165,700</b>	<b>-</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>120,000</b>	<b>3,285,700</b>

Project Comments

- \* Owen Bell Park Fencing - Park entrance fencing as well as the softball field fencing is nearing the end of its useful life and is in need of repair. This project would remove the old fencing and install new vinyl chain link fencing.
- \* Deslauriers Field Reconstruction- This project would improve the condition of the field with new material and regrade the area to create a level and smooth playing field. Major grading has not been performed in a number of years and is needed to address the changes that have occurred in the ground surface over time.
- \* Owen Bell Park Irrigation -This project would provide irrigation to Owen Bell park through the use of the existing pond. The project would include the dredging of the pond as well as a water reclamation system to re-direct irrigated water back to the pond.
- \* Splash Pad Turf -This project would provide irrigation to Owen Bell park through the use of the existing pond. The project would include the dredging of the pond as well as a water reclamation system to re-direct irrigated water back to the pond.
- \* Davis Park Gazebo -This project would provide needed repairs and painting to the Gazebo at Davis Park
- \* River Trail - Phase V & VI - Design and construction to continue the expansion of river trail walk to include a pedestrian bridge to cross existing stream.
- \* Parks at Davis Property- Currently the property is being utilized as a gravel yard. Once this operation has completed the property would be reconstructed to allow for recreational use. The Town would propose to install several playing fields in this location.

Funding Schedule

Funding Sources	FY22	FY23	FY24	FY25	FY26	TOTAL
LOCIP (3)	125,700	-	-	-	-	125,700
Grant Funds (4)	15,000	-	1,500,000	1,500,000	-	3,015,000
Reallocated Funds (7)	25,000	-	-	-	-	25,000
Reserve Funds (8)	-	-	-	-	120,000	120,000
<b>TOTAL</b>	<b>165,700</b>	<b>-</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>-</b>	<b>3,285,700</b>

TOWN OF KILLINGLY CAPITAL BUDGET

**KILLINGLY SCHOOLS**

**Funding Summary**

Funding Source	FY 2022 - 2026						Total
	FY22	FY23	FY24	FY25	FY26		
Killingly Westfield Ave Facility	(2) & (5)	214,600	1,100,000	1,150,000	560,000	560,000	3,584,600
Killingly Memorial School	(2) & (5)	-	-	-	-	-	-
Killingly Central School	(2) & (5)	-	50,000	150,000	2,000,000	-	2,200,000
Killingly Intermediate School	(2) & (5)	186,500	1,350,000	350,000	200,000	-	2,086,500
Killingly High School	(2) & (5)	-	250,000	346,000	180,000	-	916,000
Goodyear Early Childhood Learning Center	(2) & (5)	-	-	-	-	-	-
<b>Total</b>		<b>401,100</b>	<b>2,750,000</b>	<b>1,996,000</b>	<b>2,920,000</b>	<b>720,000</b>	<b>8,787,100</b>

**Project Comments**

See Capital Improvement Plan as outlined in the Board of Education Budget.

**Funding Schedule**

Funding Sources	FY22	FY23	FY24	FY25	FY26	TOTAL
Bond Funds (2)	120,330	825,000	598,800	876,000	216,000	2,636,130
State Education Grants (5)	280,770	1,925,000	1,397,200	2,044,000	504,000	6,150,970
<b>TOTAL</b>	<b>401,100</b>	<b>2,750,000</b>	<b>1,996,000</b>	<b>2,920,000</b>	<b>720,000</b>	<b>8,787,100</b>

**TOWN OF KILLINGLY CAPITAL BUDGET**

**WATER POLLUTION CONTROL AUTHORITY PROJECTS**

**Funding Summary**

	FY 2022 - 2026						Total
	FY22	FY23	FY24	FY25	FY26		
Sewer Replacement							1,000,000
Capital Projects/Equipment							3,250,000
<b>Total</b>							<b>4,250,000</b>

**Project Comments**

\* Sewer Line Replacement - This is to fund deficient sewer lines and to correct inflow and infiltration problems and will also identify the problem areas and begin a systematic program that will correct identified deficiencies.

\* Plant Capital Projects- This is to fund building improvements, continued work on pump stations and various equipment not covered by the current Facility Upgrade.

**Funding Schedule**

Funding Sources	FY22	FY23	FY24	FY25	FY26	TOTAL
Sewer Fund (Fund 210)	350,000	450,000	1,450,000	1,000,000	1,000,000	4,250,000
<b>TOTAL</b>	<b>350,000</b>	<b>450,000</b>	<b>1,450,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>4,250,000</b>



10 INDUSTRIAL AVE,  
SUITE 3  
MAHWAH NJ 07430

PHONE: 201.684.0055  
FAX: 201.684.0066

February 23, 2021

Members of the Siting Council  
Connecticut Siting Council  
Ten Franklin Square  
New Britain, CT 06051

RECEIVED

FEB 25 2021

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

RE: Notice of Exempt Modification  
79 Putnam Pike, Dayville, CT 06241  
Latitude: 41.8474360000  
Longitude: -71.8788830000  
T-Mobile Site#: CT11396B – L600

Dear Ms. Bachman:

T-Mobile currently maintains six (6) antennas at the 148-foot level of the existing 150-foot monopole at 79 Putnam Pike, Dayville, CT. The 150-foot monopole and property are owned by the Town of Killingly. T-Mobile now intends to remove the six (6) existing antennas and replace with six (6) new 600/700/1900 MHz antennas. The new antennas will support 5G services and will be installed at the same 148-foot level of the tower. Mount modifications are also required as detailed in the enclosed mount analysis.

**Planned Modifications:**

**Tower:**

Remove

(6) 1-5/8" coax

Remove and Replace:

(3) EMS RR90-17-00DP antennas for (3) RFS APX16DWV-16DWV 1900 MHz antennas

(3) LNX-6515DS antennas for (3) RFS APXVAALL24-43-U-NA20 600/700 MHz antennas

Install New:

(3) Radio 4449 B71+B12

(1) 1-5/8" Hybrid

Existing to Remain:

(3) TMA

(6) 1-5/8" coax

**Ground:**

Install New: Equipment inside existing 6201 cabinet

This tower was originally approved by the Town of Killingly via zoning permit on June 18, 1998. The record of the approval did not include original conditions of approval. A copy of this zoning permit is enclosed with the filing.

Please accept this letter as notification pursuant to Regulations of Connecticut State Agencies § 16- SOj-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-50j-72(b)(2). In accordance with R.C.S.A. § 16-SOj-73, a copy of this letter is being sent to Town Manager -Mary Calorio, Elected Official, and Ann-Marie L. Aubrey, Director of Planning and Development.

The planned modifications to the facility fall squarely within those activities explicitly provided for in R.C.S.A. § 16-50j-72(b)(2).

1. The proposed modifications will not result in an increase in the height of the existing structure.
2. The proposed modifications will not require the extension of the site boundary.
3. The proposed modifications will not increase noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.
4. The operation of the replacement antennas will not increase radio frequency emissions at the facility to a level at or above the Federal Communications Commission safety standard.
5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The existing structure and its foundation can support the proposed loading.

For the foregoing reasons, T-Mobile respectfully submits that the proposed modifications to the above referenced telecommunications facility constitute an exempt modification under R.C.S.A. § 16-50j-72(b)(2).

Sincerely,

**Kyle Richers**

Transcend Wireless

Cell: 908-447-4716

Email: [krichers@transcendwireless.com](mailto:krichers@transcendwireless.com)

Attachments

cc: Mary Calorio – Town Manager of the Town of Killingly

Ann-Marie L. Aubrey– Director of Planning & Development – Town of Killingly