



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

MONDAY – NOVEMBER 16, 2020

**Regular Meeting
7:00 PM**

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 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)

NOTE: Pursuant to Governor's Executive Order 7B, all public comments can be emailed to publiccomment@killinglyct.gov or mailed to the 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.

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

NONE

Hearings' segment closes.
Meeting Business will continue.

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

NONE

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

1) Site Plan Review Application #20-1251 – Dynamic Energy Solutions, LLC (Miyoshi America, Inc./Landowner); Installation of a 842 KW solar field for supplemental energy to the existing industrial / Manufacturing Buildings; 110 Louisa Viens Drive

RECEIVED
TOWN OF KILLINGLY, CT
2020 NOV 13 AM 8:13
Energy Solutions, LLC

& 389 Lake Road; GIS MAP 57; Lots 13 & 8; ~36 acres; Industrial Zoned. **Receive, and if the application is complete, schedule for the next regularly scheduled meeting of MONDAY, DECEMBER 21, 2020 for review and action. DOES NOT require a public hearing.**

2) Subdivision Application #20-1252 – George M. and Starlet M. Lenth, Trustees (Landowners); subdivision of property to create two lots (#3 to contain ~5.4 acres; remaining land to contain ~36.8 acres); 350 Ledge Road; GIS Map 169; Lot 3; Rural Development. **Receive, and if the application is complete, the commission must: 1) determine if a public hearing must be held (staff does not believe a hearing is required in this matter); and 2) schedule for the next regularly scheduled meeting of MONDAY, DECEMBER 21, 2020.**

Applications submitted prior to 5:00 PM on Monday, November 9, 2020 will be on the agenda as New Business, with a “date of receipt” of Monday, November 16, 2020 and may be scheduled for action during the next regularly scheduled meeting of Monday, December 21, 2020.

Applications submitted by 12:00 noon on Friday, November 13, 2020 will be received by the Commission (“date of receipt”) on Monday, November 16, 2020. However, these applications may not be scheduled for action on Monday, December 21, 2020, 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 – Monday, October 19, 2020.

X. OTHER / MISCELLANEOUS – (for informational purposes only)

XI. CORRESPONDENCE

1) Correspondence from Eversource Energy; dated November 4, 2020; regarding installation of one omni-directional antenna on the existing tower; to update the current obsolete analog voice radio communications system to a modern digital voice communications system. (Serves as Notice of application to CT Siting Council.)

2) Correspondence from the Killingly Conservation Commission; dated November 5, 2020; to voice the Commissions opinion of the acquisition of the Five Ponds Property. (The same letter was also sent to the Town Council.)

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

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

1) Site Plan Review Application #20-1251 – Dynamic Energy Solutions, LLC (Miyoshi America, Inc./Landowner); Installation of a 842 KW solar field for supplemental energy to the existing industrial / Manufacturing Buildings; 110 Louisa Viens Drive & 389 Lake Road; GIS MAP 57; Lots 13 & 8; ~36 acres; Industrial Zoned. **Receive, and if the application is complete, schedule for the next regularly scheduled meeting of MONDAY, DECEMBER 21, 2020 for review and action. DOES NOT require a public hearing.**

NOTE: The David Capacchione, Town Engineer, has requested some additional information; however, that information should be supplied well before our next meeting of Monday, December 21, 2020.

Mr. Capacchione is requesting the following information;

- 1) Pre and post development drainage calculations for the project demonstrating adequate capacity of the existing detention pond and no adverse impacts to roadways or adjoining properties; and
- 2) Demonstration of compliance with MS4 guidelines.

ON FRIDAY, NOVEMBER 13, 2020, I RECEIVED A REQUEST FROM THE APPLICANT THAT THE REVIEW BE DONE AT STAFF LEVEL. THEREFORE, I AM REQUESTING THAT STAFF BE ABLE TO REVIEW AND FOLLOW THIS APPLICATION – SINCE NO PUBLIC HEARING IS REQUIRED.

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

2) Subdivision Application #20-1252 – George M. and Starlet M. Lenth, Trustees (Landowners); subdivision of property to create two lots (#3 to contain ~5.4 acres; remaining land to contain ~36.8 acres); 350 Ledge Road; GIS Map 169; Lot 3; Rural Development. **Receive, and if the application is complete, the commission must: 1) determine if a public hearing must be held (staff does not believe a hearing is required in this matter); and 2) schedule for the next regularly scheduled meeting of MONDAY, DECEMBER 21, 2020.**

This is to be received and scheduled for the next regularly scheduled meeting of Monday, December 21, 2020.

Though this is a subdivision application staff does not believe a public hearing is required for the following;

- 1) The residence is already in existence – so there will be no increase in traffic;
- 2) The purpose of the subdivision to separate the residence of the landowners' daughter from the remaining larger parcel;
- 3) Since the residence is already on a public (town) road, there is no additional infrastructure needed;
- 4) This parcel was already subdivided once, and then un-subdivided – so there are far less lots than previously planned;



TOWN OF KILLINGLY, CT
 PLANNING AND ZONING COMMISSION
MONDAY – OCTOBER 19, 2020

Regular Meeting
7:00 PM

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

IX

RECEIVED
 TOWN OF KILLINGLY, CT
 2020 NOV -4 PM 2:49
 Elizabeth M. Williams

MINUTES

**THE PUBLIC WAS ABLE TO VIEW THIS MEETING ON FACEBOOK LIVE.
 GO TO www.killinglyct.gov AND CLICK ON FACEBOOK LIVE AT THE BOTTOM OF THE PAGE.**

I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:01 pm.

ROLL CALL – Virge Lorents, John Sarantopoulos, Keith Thurlow. Brian Card joined the meeting at 7:57 p.m. Milburn Stone and Matthew Wendorf were absent with notice.

Staff Present – Ann-Marie Aubrey, Director of Planning and Development; Jonathan Blake, Planner I/ZEO; Jill St. Clair, Director of Economic Development.

Also Present – Harold Kahn, Acting Chief Financial Officer of WISH; Harvey Eisen, Chairman and CEO of WISH; Rodney Galton, Deborah Lamiotte and Beth Dubofsky of the Killingly Inland Wetlands & Watercourses Commission; Patti Larrow George, Town Council Liaison.

Jonathan Blake noted that the IWWC did not have a quorum present.

II. **SEATING OF ALTERNATES** – Keith Thurlow announced that John Sarantopoulos would be seated as a Voting Member for this meeting.

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)

There were no callers offering comments.

NOTE: Pursuant to Governor's Executive Order 7B, all public comments can be emailed to publiccomment@killinglyct.gov or mailed to the 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.

At approximately 7:07 p.m., Jonathan Blake noted that the meeting had not been airing on Facebook, therefore, Ms. Aubrey recapped what had taken place up to that point.

Ann-Marie Aubrey gave a summary of each of the e-mails that she had received regarding the proposal by Wright Investors' Service Holdings, Inc. for the Five Ponds/dams to be presented in Agenda Item VIII.1. Ms. Aubrey explained that all of the public comments had been distributed to all Commission Members as well as having been posted on the website.

Opposed to the proposal:

- Daphne Righter is opposed to turning Killingly Pond into a park.
- Tracey Mulligan is opposed to turning the dam and land into a public property.
- Amy Righter is opposed.
- Bukk Carleton is opposed.
- David and Brenda Merchant would like more information, but do not seem to be in agreement.
- Nicola Leonetti thought that this was for demolition of the dams and draining of the ponds.
- Shannon Cairo does not agree with breaching the dams and draining the ponds.

In agreement:

- Joyce McCormack Goff
- Jacob Gadbois
- Alfred Dufresne and Karrie Demers-Dufresne are in agreement, but want to make it known to the Town that they are in negotiations to purchase a portion of the property.
- Risa Gerrish is in agreement with the Town taking over the property.

Neutral:

- Jeanne McCormack would like more information.
- Frank DeFelice was neutral, but his comments were extensive regarding that he feels that the transfer could be very complex, lengthy and expensive.

Keith Thurlow asked if there were any comments from the Commission regarding the public comments that had been received.

Virge Lorents commented that she feels that this proposal is a good opportunity to keep this land wild and natural in perpetuity.

1. Letter received on October 16, 2020 from Richard O'Keefe regarding the subject of tonight's presentation. Urging the PZC to strongly "consider securing the destiny" of these resources.

Ms. Aubrey explained that this letter had been received in time to make it on the agenda and in packets to Commission Members. She stated that it had also been posted on the website.

At this time, Ms. Aubrey stated there is a lot of misinformation out there regarding this proposal (e.g. the dams are going to be demolished/breached). She stated that this is a presentation only and that it is the same presentation that WISH put forth before the Town Council months ago. Ms. Aubrey explained that she will bring comments on behalf of the Commission to the Town Council. The formal 8-24 review will happen later in the process. The Town Council will make the final decision and there is a detailed procedure that they must follow to make that decision. There will be a public hearing before the Town Council (not the PZC).

V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS – See Virge Lorents' response (above Item IV.1).

VI. PUBLIC HEARINGS – (review / discussion / action)
NONE

VII. UNFINISHED BUSINESS – (review / discussion / action)
NONE

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

1) Special Presentation – by Harold Kahn of Wright Investors' Service Holdings, Inc. (WISH); regarding "The Historic Ponds of Chestnut Hill Reservoir Company, East Killingly, CT" (a/k/a {locally known as} Five Ponds)

Keith Thurlow explained, for the record, that he is employed by WISH to do maintenance on the dams. He recused himself and turned the position of Chair over to Virge Lorents. Mr. Thurlow muted himself and stopped his video for this portion of the meeting.

Harold Kahn, Acting Chief Financial Officer of WISH, gave a presentation. A map showing the properties was displayed. Mr. Kahn explained that this would not be the same, very detailed presentation that had been done before the Town Council back in February of this year, but that he would hit some of the high points. He said that the proposal is pretty self-explanatory and a very attractive proposition for the Town. He explained that, although they and their predecessor companies have been excellent stewards of these properties for 200 years and have maintained them and have been very mindful of their civic and legal ownership responsibilities, they have no intent to do anything with these properties other than to maintain them. There are no development opportunities/no profit motive. Mr. Kahn explained that they want these properties to be with an owner who is genuinely concerned about maintaining them and who believes that they have the appropriate civic, social and environmental value to them. WISH believes that the Town of Killingly is in the best position to be the owner. He said that there are no strings attached and it is exactly as they have represented it. He agreed with Ms. Aubrey that there is a lot of misinformation out there. He said that there is no attempt to engage in any sort of breaching or changing of the properties as they are.

Descriptive information and photographs regarding the properties was displayed. Mr. Kahn explained that, over the last several years, the CT DEEP had required them to do work on the two largest of the properties (Killingly Pond Dam and Acme Pond Dam). He said that the DEEP has accepted all of the work that has been done and has signed off as to the efficacy and sufficiency of the work that has been done. He said that they are as good as they can be in terms of structural integrity, maintenance, and every other test that would normally be applied. He explained that all of the dam properties are subject to a seven-year rotation in terms of self-assessment and evaluation as to the maintenance, integrity and the propriety of those dams. Mr. Kahn explained that all of the dams subject to this proposal have gone through that process within the last couple of years and are quite current. He said that Keith Thurlow, who maintains the dams, knows very well the state of these dams. He said that they have followed Mr. Thurlow's advice regarding the maintenance of these properties. Mr. Kahn also stated that, for the last fifteen years, they have been working with one of the foremost geological consultants, Ulrich LaFosse of GeoDesign, Inc. (a leading national firm).

Mr. Kahn spoke about the cost of maintaining these properties. He explained that the average maintenance cost (not structural) for all of the properties for the last three-to-five years has been approximately \$25,000-\$30,000 per year (this does not include the cost for the work that had been required by the DEEP because that is not expected to reoccur).

Mr. Kahn spoke about the public access. He referred to his e-mail to Ms. Aubrey dated October 17, 2020, in which, a short summary for each property was provided. He said that if the Town wanted to encourage the public use of these properties, there is reasonable physical access.

Ms. Lorents asked if there were questions from the Commission. There were none.

Mr. Kahn commented that WISH is very highly motivated to try to transfer ownership. He said that they made sure that the properties are in a state suitable for donation. Mr. Kahn clarified that they are not in discussions with any party regarding a sale of any interest at this time. He explained that they had approached the Governor's office (because WISH believes that public ownership is most appropriate) and received initial positive

reaction, but there has been no further development. He said that there are other conversations taking place which they intend to pursue until one party demonstrates that they are the most serious and would like to bring it to fruition.

Ms. Aubrey stated that Brian Card had asked for more documentation that he would like to see. Mr. Kahn commented that he had provided complete information to Town Manager, Mary Calorio. Ms. Aubrey will get the additional information from Mary Calorio and will disseminate it to the Commission Members.

Town Council Liaison, Patti Larrow George referred to the Certificate of Compliance for the two dams for which the DEEP had required work (provided in packets to Commission Members) and asked if the other three dams are still needing work. Mr. Kahn explained that the two specific work orders were for Killingly Pond Dam and Acme Dam and that the other three dams were not subject to any order. Ms. Aubrey asked if there is documentation/Engineer's report stating that nothing needs to be done to the other three dams. Mr. Kahn stated that they have self-reporting dated within the last couple of years (current as required by DEEP for the examination cycle) which Mary Calorio has copies of.

Ms. Aubrey asked each Member present of the PZC and the IWWC if they had any comments or questions:

- Beth Dubofsky did not comment.
- Deborah Lamiotte said that she has a lot of questions and would like more information regarding the proposal. She voiced concern regarding whether the Town can afford this. Much of what she said was inaudible.

Ms. Aubrey suggested that the IWWC could put a letter together stating their concerns/question to give input to the Town Council.

At this time, John Sarantopoulos asked what the State's interest was. Mr. Kahn stated that it was a pretty high-level discussion and that the initial reaction was positive. He said that the view was that these properties should be in the public domain in some fashion. He said there was curiosity as to why there had not been local action taken. He said that the State was going to look at it to see if it may be more appropriate for State-level action. Mr. Sarantopoulos suggested that someone get the State to respond so that the Town Council would have that information to consider. Mr. Sarantopoulos also commented that the Town Council would want to know whether funding from the State would be available. Mr. Kahn recommended that a conversation between the Town and the State would be most appropriate and that WISH would not want to be in the middle of those discussions.

Jonathan Blake asked if a recent A-2 survey had been done of all the properties (potentially looking at encroachments, etc.). He said that he has not seen one recorded with the Town. Mr. Kahn stated that, to the best of his knowledge, the last survey was done in 2010 (approximately). He said that this had come up during the meeting with Town Council and that Mary Calorio had said that the Town Legal Counsel or appropriate party would take a look at that survey and possibly update it.

- Rodney Galton, Vice-Chair for the IWWC, commented that these properties are exactly what we want to have for public land, but he is not sure whether the Town should be responsible for ownership and maintenance.

Ms. Aubrey asked that Mr. Kahn send her (electronically) the complete packet of information.

Mr. Sarantopoulos commented that he believes that the majority of the Town's residents would agree that those properties are an asset to the Community, so he feels that people in authority should have conversations with the State of CT to determine if there is a pathway where either the State or the Town could take stewardship. Ms. Lorents agreed.

Ms. Lorents asked if there were any other comments. There were none.

Ms. Aubrey commented that this is strictly a presentation and she offered to get more information for the PZC if they would like her to. She asked if the PZC would like to do a general consensus and she asked if the Commission feels that it would be worth it for the Town Council to look further into this.
Virge Lorents – yes (She commented that with ownership, comes control.); John Sarantopoulos – yes (He feels the Town Council should investigate further, but would not mind if the State has control).

Jonathan Blake stated that some of the IWWC Members have expressed interest in seeing more documentation. Mr. Blake asked if any Members feel it should be further explored by the Town Council.
Rodney Galton – yes (He stated that he feels it should move forward to Town Council, but he prefers that ownership be at the State level rather than at the local level);
Deborah Lamiotte – yes (She feels it should move forward to Town Council with more information, but it should be broken down into smaller bits);
Beth Dubofsky – (She stated that she agrees with Mr. Galton, but would like to fully read through all of the information before making a decision).

The IWWC Members left the meeting at this time.

Keith Thurlow rejoined the meeting at approximately 7:48 p.m. and resumed the position of Chair.

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

1) Regular Meeting Minutes – Monday, September 21, 2020

Motion was made by Virge Lorents to adopt the Minutes of the Regular Meeting of September 21, 2020. Second by John Sarantopoulos. No discussion.

Roll Call Vote: John Sarantopoulos – yes; Virge Lorents – yes; Keith Thurlow – yes. No discussion. Motion carried unanimously (3-0-0).

X. OTHER / MISCELLANEOUS – (for informational purposes only)

1) **Site Plan Approval #20-1250 (STAFF LEVEL APPROVAL)** – Green Hollow Properties, LLC; 101 Green Hollow Road; planned residential development (previously approved by PZC); GIS MAP 217; Lot 50; Medium Density. This site plan is being submitted as the original site plan has gone beyond its approval time with all extensions. New developer being brought in by landowner to complete the condominiums as previously approved under special permit.

Ms. Aubrey explained that they have three buildings so far, but they have brought in a new developer who may purchase the whole situation and he would like to start clean and have the full five years to move forward with the rest of it. The site plan has expired because it was not completed within five years. Ms. Aubrey has looked at the plans as well as the original plans that were submitted and they have not changed. They will need to get a new bond.

Brian Card joined the meeting at approximately 7:57 p.m.

Ms. Aubrey stated that they are not increasing units. She explained that they are going under the special permit and the special permit was already approved.

Motion was made by Virge Lorents to allow for Staff Level Review/Approval for **Site Plan Approval #20-1250** – Green Hollow Properties, LLC; 101 Green Hollow Road; planned residential development (previously approved by PZC); GIS

MAP 217; Lot 50; Medium Density. This site plan is being submitted as the original site plan has gone beyond its approval time with all extensions. New developer being brought in by landowner to complete the condominiums as previously approved under special permit. Second by John Sarantopoulos. No discussion.

Roll Call Vote: Brian Card – abstained as he was not present for the entire discussion; Keith Thurlow – yes; Virge Lorents – yes; John Sarantopoulos – yes. Motion carried (3-0-1).

XI. CORRESPONDENCE – None.

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

A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)

Jonathan Blake reported that it has been business as usual: approximately 11 zoning permits in September; numerous continuing projects, inspections and COVID-19 related items.

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

C. Building Office Report – None.

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

Jill St. Clair reported that the public comment portion of the sale of 140 Main Street had been continued due to technical difficulties, so a Special Town Council Meeting for public comments will be held on Tuesday, October 20, 2020.

XIV. TOWN COUNCIL LIAISON REPORT

Patti Larrow George reported:

- At the Special Meeting on October 20th, the Town Council will also be looking at a transfer of \$45,000 to the River Trail Capital Project.
- Set the November 10th meeting. Ordinance Subcommittee – Three chapters will be revised. There will be a new ordinance regarding illicit discharge into storm water systems.
- Two Board of Education positions were reclassified.
- New logo for highway department vehicles/equipment.
- COVID-19 – We are now in Stage 3. To go back to Stage 2 if there is a spike.

Mr. Thurlow asked that Town Council consider Matthew Wendorf to be moved from Alternate Member to Regular Member.

XV. ADJOURNMENT

Motion was made by Virge Lorents to adjourn at 8:05 p.m. Second by John Sarantopoulos. Motion carried unanimously (4-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk



P2C Correspondence - XI
NOV. 16, 2020
MEETING

56 Prospect Street,
P.O. Box 270
Hartford, CT 06103

Kathleen M. Shanley
Manager - Transmission Siting
Tel: (860) 728-4527

November 4, 2020

RECEIVED

NOV - 4 2020

PLANNING & ZONING DEPT.
TOWN OF KILLINGLY

Melanie A. Bachman
Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

RE: **Notice of Exempt Modification**
Eversource Site Danielson AWC
173 Mechanic Street, Killingly, CT 06239
Latitude: 41-48-40.6 N / Longitude: 71-53-1.6 W

Dear Ms. Bachman:

The Connecticut Light and Power Company doing business as Eversource Energy ("Eversource") currently maintains multiple antennas mounted at 77-feet above ground level ("AGL") on an existing tower located on the rooftop of the Eversource Danielson Area Work Center at 173 Mechanic Street in Killingly, CT. See Attachment A, Parcel Map and Property Card. The building and property are owned by Eversource. ~~Eversource plans to install one 18-foot 6-inch tall omni-directional antenna on the existing tower; the top of the antenna will extend to approximately 95-feet 1-inch AGL. Two 7/8-inch diameter coaxial cables will be routed from the antenna into the existing building where it will terminate in an existing communications room. There will be no ground disturbance and no changes to the building~~ tower or the existing antennas and equipment. The existing and proposed antennas on the tower are depicted on Attachment B, Construction Drawings, dated October 1, 2020. The tower was approved by the Connecticut Siting Council on July 20, 2017 under Petition No. 1308.

The proposed installation is part of Eversource's program to update the current obsolete analog voice radio communications system to a modern digital voice communications system. The new system will enable the highest level of voice communications under all operating conditions, including during critical emergency and storm restoration activities. The new radio system will also provide for remote control of distribution safety equipment.

REASON

Please accept this letter as notification pursuant to Regulations of Connecticut State Agencies ("R.C.S.A.") §16-50j-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. § 16-50j-73, a copy of this notice is being delivered to Jason Anderson, Town Council Chairman for the Town of Killingly, Mary Calorio, Town Manager for the Town of Killingly, and Ann-Marie L. Aubrey, Director of Planning and Development for the Town of Killingly via private carrier. Proof of delivery is attached. See Attachment C, Proof of Delivery of Notice.

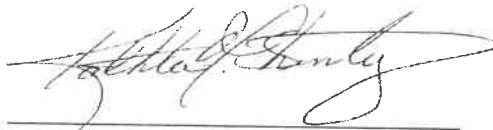
The planned modifications to the facility fall squarely within those activities explicitly provided for in R.C.S.A. § 16-50j-72(b)(2):

1. There will be no change to the height of the existing tower.
2. The proposed modifications will not require the extension of the site boundary.
3. The proposed modification 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 new antenna will not increase radio frequency emissions at the facility to a level at or above the Federal Communications Commission safety standard as shown in the attached Radio Frequency Emissions Report, dated October 6, 2020 (Attachment D – Power Density Report).
5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The existing tower and building can support the proposed loading as shown in the attached Structural Analyses. (Attachment E – Structural Analysis of Existing Building and Attachment F – Structural Analysis of Existing Tower).

For the foregoing reasons, Eversource 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). Two copies of this notice and a check in the amount of \$625 are enclosed.

Communications regarding this Notice of Exempt Modification should be directed to Kathleen Shanley at (860) 728-4527.

By:



Kathleen M. Shanley
Manager – Transmission Siting

cc: Honorable Jason Anderson, Town Council Chairman, Town of Killingly
Mary Calorio, Town Manager, Town of Killingly
Ann-Marie L. Aubrey, Director of Planning and Development, Town of Killingly

Attachments

- A. Parcel Map and Property Card
- B. Construction Drawings
- C. Proof of Delivery of Notice
- D. Power Density Report
- E. Structural Analysis of Existing Building
- F. Structural Analysis of Existing Tower

XI - PZC correspondence
Rec'd 11/5/2020



TOWN OF KILLINGLY

CONSERVATION COMMISSION

172 Main Street, Killingly, CT 06239
Tel: 860-779-5310 Fax: 860-779-5381



November 05, 2020

Dear Killingly Planning & Zoning Commission,

The Killingly Conservation Commission would like to state its support and encouragement for the Town to move forward in the process of obtaining the Five Ponds property. This asset is a unique resource that provides clean water, wildlife habitat, and recreation in eastern Connecticut. The 561 acres in question make up five reservoirs and are the headwaters of the Whetstone Brook; this gift to the citizens of Killingly is valued at more than \$1.25 million but the clean water, wildlife habitat, and recreation are priceless. If this donation is accepted, the reservoirs could support recreation such as fishing, boating, and bird watching. The Chestnut Hill Water Company acquired the land approximately 200 years ago for a reservoir system including Eddy Pray Reservoir, Middle Reservoir, Bog Meadow Reservoir, Alvia Chase Reservoir and Old Killingly Pond to generate power for sawmills and textile mills along Whetstone Brook. Although no longer used by the mills, the land and water remain essentially undisturbed by development.

The ponds of East Killingly are in the heart of the Borderlands region of eastern Connecticut and western Rhode Island—recognized and supported by The Nature Conservancy and the Orton Family Foundation. It is also a part of the federally designated “Last Green Valley” (Quinebaug-Shetucket) National Heritage Corridor. This region is celebrated for its rural lands, historic mill villages and natural resources. The reservoirs have been identified by local, state and regional agencies and organizations for their critical natural and cultural resources:

Clean Water: Natural underground springs in Old Killingly Pond contribute water to the entire Whetstone Brook watershed which is very clean and helps to maintain healthy water quality in Five Mile River and Quinebaug River for people, fish and other wildlife. Protecting the ponds from additional development will reduce costs from pollution and increased storm water.

Wildlife Conservation: The reservoirs are home to breeding and migrating birds such as Ring-necked Ducks, Hooded Mergansers, and Buffleheads as well as Ospreys and other raptors. The upper Thames River Basin is recognized by the U.S. Fish and Wildlife Service as a critical area for waterfowl. Many rare and threatened plant species found in this region are dependent on the forests and clean water of the ponds.

Open Space Connections: The ponds and streams of Whetstone Brook watershed are part of an interstate wildlife corridor used by mammals, birds and amphibians for breeding, feeding and traveling. The land and water connect Connecticut State Forest at Old Killingly Pond, Redwing Land Trust property and Killingly Pond Management Area in Rhode Island.

Public Access, Scenic Beauty and Passive Recreation: The ponds provide excellent opportunities for paddling, fishing, hiking and bird watching. Adding this scenic, natural area to the state forest and park system will help meet the Plan of Conservation & Development goal of 21% protected land for Connecticut and Killingly.

The Conservation Commission recognizes the complexities associated with this property acquisition in terms of cost, liability, oversight and maintenance of the multiple dams. We realize there are questions that need to be answered before the Town can consider acquiring this asset. It is our suggestion that a committee of commission members, town council members and town staff tackle this initiative to perform the proper due diligence.

The Killingly Conservation Commission is of the belief that this resource, which provides numerous ecological services to the region, is too valuable to be in the hands of a profit-driven private entity. Only under the Town's oversight will this property be maintained with the residents of Killingly in mind.

Yours Truly,



Donna Bronwell, Conservation Chair
on behalf of the Killingly Conservation Commission



TOWN OF KILLINGLY

PLANNING & DEVELOPMENT OFFICE

172 Main Street, Killingly, CT 06239

Tel: 860 779-5311 Fax: 860 779-5381

P&Z – Zoning Enforcement Officer October 2020 Report

ZONING

- 24 Zoning Permit Applications
- 8 Site Inspections (Not including periodic inspections)
- 0 ZBA Applications
- 0 Zoning Letters of Compliance
- 1 Notice of Violation / Request for Compliance Sent
- 0 Cease & Desist Order Letter Sent
- 2 Complaints Assigned to ZEO in October

IWWC

- 3 IWWC Applications Received
- 5 IWWA Application Received
- 0 Notice of Violation / Request for Compliance Sent
- 0 Cease & Desist Order Letter Sent

ZONING BOARD OF APPEALS – RECAP

Zoning Board of Appeals meeting on meeting on November 12, 2020 was canceled due to lack of applications.

INLAND WETLANDS AND WATERCOURSES COMMISSION – RECAP

Inland Wetlands and Watercourses Commissions took the following actions on November 2, 2020.

Application 20-1502 of Westview Land Company for a 5040 sq. ft. child daycare center with proposed access drive; parking, walkways and municipal water & sewer connections within the 200' upland review area. Removal of trees along Rt 21 for sightline; Located at 39 Thompson Pike & 137 Ware Road; GIS Map 32; Lots 44 & 44.1; 4.106 acres; Low Density Zone – **APPROVED**.

Application 20-1510 of Ben Barbeau for a 60' x 120' barn; with associated grading within the 200' upland review area. A wetlands crossing and deposition of material; removal of material to restore a drainage swale; Located at 132 Tillinghast Road; GIS Map 226; Lot 6; 26 acres; Rural Development Zone – **WITHDRAWN BY APPLICANT**.

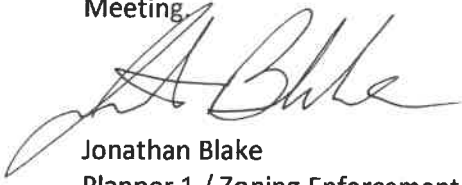
INLAND WETLANDS AND WATERCOURSES AUTHORIZED AGENT – RECAP

Inland Wetlands and Watercourses Authorized Agent took the following actions on November 3, 2020.

Application #20-1509; of CNG Holdings LLC for a single-family residence; w/associated grading, drainage, utilities, w/in the 200' upland review area; 850 Upper Maple Street.; GIS Map 136, Lot 18; Low Density Zone – **APPROVED W/CONDITIONS**.

PLANNING AND ZONING COMMISSION PLACARDS

No placards were required prior to the Monday, November 16, 2020 Planning and Zoning Commission Meeting.

A handwritten signature in black ink, appearing to read 'Jonathan Blake', written in a cursive style.

Jonathan Blake
Planner 1 / Zoning Enforcement Officer



**TOWN OF KILLINGLY
OFFICE OF BUILDING INSPECTION**

**MONTHLY PERMIT & FINANCIAL REPORT
OCTOBER 2020**

***Please note that totals of the reports are not the same because the **Permit Report By Type** includes applications that were paid for in the prior month but were not approved as permits until the current month.

Town Of Killingly

Paid Fees Report

From: 10/1/2020 To: 10/31/2020

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
FeeGroup: Building						
<i>Payment Type: Cash</i>						
10/5/2020	003125	Res: Roof/Siding/Window	Robert Yater	Cash	00009172	35.00
16 BURGESS ST, Killingly						
10/6/2020	002908	Res: Porch/Deck	Knorr Maurice H Janice E	Cash	00009043	35.00
14 FAIRVIEW ST, Killingly						
10/6/2020	001454	Res: Renovations	Luke Walker	Cash	00009047	140.00
1018 NORTH RD, Killingly						
10/6/2020	003393	Res: Renovations	Luke Walker	Cash	00009048	560.00
70 PEEPTOAD RD, Killingly						
10/7/2020	004161	Res: Roof/Siding/Window	Erin Achenbach	Cash	00009054	70.00
151 GEER RD, Killingly						
10/8/2020	005297	Res: Addition	Magao Wayne J Jason D	Cash	00009062	126.00
284 MASHENTUCK RD, Killingly						
10/13/2020	002983	Res: Mechanical	Saveaway Petroleum	Cash	00009071	35.00
127 THOMPSON PIKE, Killingly						
10/22/2020	001369	Res: Barn	Saveaway Petroleum	Cash	00009136	35.00
719 NO MAIN ST, Killingly						
10/22/2020	004573	Res: Mechanical	Northeast Oil & Propane	Cash	00009137	35.00
605 BAILEY HILL RD, Killingly						
10/23/2020	002791	Res: Mechanical	Lou Mayo	Cash	00009140	35.00
199 STONE RD, Killingly						
10/26/2020	007747	Res: Mechanical	Shawn & Jennifer Almeida	Cash	00009148	35.00
1 COUNTRY CLUB RD, Killingly						
10/26/2020	002791	Res: Mechanical	Northeast Oil & Propane	Cash	00009143	35.00
199 STONE RD, Killingly						

Town Of Killingly

Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
Payment Type: Check						
10/1/2020	004391	Res: Renovations	Evan A Hall	Check #015382	00009025	35.00
1309 HARTFORD PIKE, Killingly						
10/1/2020	003355	Res: Renovations	Sunlight Solar Energy	Check #99399	00009026	630.00
162 SAW MILL HILL, Killingly						
10/2/2020	002736	Res: Roof/Siding/Window	A Block Away Construction LLC	Check #3066	00009027	420.00
21 OTIS ST, Killingly						
10/5/2020	009290	Res: Roof/Siding/Window	Momentum Solar	Check #100516	00009042	150.00
12 TAMARACK CR, Killingly						
10/5/2020	003790	Res: Roof/Siding/Window	Premier Building Services, LLC	Check #1873	00009029	105.00
23 ST JAMES ROW, Killingly						
10/5/2020	005700	Res: Roof/Siding/Window	Northeast Builders Inc	Check #5103	00009030	70.00
82 E FRANKLIN ST, Killingly						
10/5/2020	009290	Res: Renovations	Momentum Solar	Check #100516	00009038	323.00
12 TAMARACK CR, Killingly						
10/5/2020	009207	Res: Mechanical	Charter Oak Mechanical	Check #1840	00009040	176.00
502 WHETSTONE MILLS, Killingly						
10/6/2020	005017	Res: Roof/Siding/Window	Alliance Home Improvement	Check #2952	00009044	238.00
787 COOK HILL RD, Killingly						
10/6/2020	004342	Res: Detached Garage	Michael Potvin	Check #229	00009045	549.00
42 ELMWOOD LN, Killingly						
10/6/2020	003577	Res: Detached Garage	Mary & Robert Goyette	Check #140	00009046	202.00
15 GRIFFITHS RD, Killingly						
Cash Total:						1,176.00

Town Of Killingly
Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
10/6/2020	002867	Res: Porch/Deck	JPW Building LLC	Check #7088	00009049	66.00
49 MARYLAND ST, Killingly						
10/6/2020	007494	Res: Addition	Wendy Slingo Anthony Ricardo	Check #238	00009050	308.00
1641 NORTH RD, Killingly						
10/7/2020	004253	Res: Roof/Siding/Window	JFK Roofing & Construction	Check #1043	00009052	120.00
239 HARTFORD PIKE, Killingly						
10/7/2020	002830	Res: Roof/Siding/Window	Richard Ouellette	Check #4360	00009053	35.00
49 COTTAGE ST, Killingly						
10/7/2020	003672	Res: Roof/Siding/Window	JFK Roofing & Construction	Check #1043	00009055	101.00
28 HENRY RD, Killingly						
10/7/2020	009217	Res: Roof/Siding/Window	Southern NE Windows	Check #22890	00009056	153.00
703 WHETSTONE MILLS, Killingly						
10/7/2020	001031	Res: Mechanical	PosiGen	Check #5153	00009057	42.00
113 SHIPPEE SCHLHSE, Killingly						
10/7/2020	004161	Res: Mechanical	CT Heat Pros	Check #335	00009058	152.00
151 GEER RD, Killingly						
10/9/2020	007514	Res: Mechanical	Rebello Steven Jr Frances T	Check #1191	00009065	35.00
40 PINE KNOLLS DR, Killingly						
10/9/2020	002750	Res: Roof/Siding/Window	C Dube Roofing & Construction LLC	Check #1067	00009066	136.00
128 PUTNAM RD, Killingly						
10/13/2020	000584	Res: Roof/Siding/Window	C Dube Roofing & Construction LLC	Check #1066	00009090	133.00
38 TAOS DR, Killingly						
10/13/2020	005119	Res: Mechanical	Sunrun, Inc.	Check #231000889	00009070	333.00
16 HARTFORD PIKE, Killingly						

Town Of Killingly
Paid Fees Report

Payment Date	Identifier	Fee Type	Address	Fee Type	Address	Payer	Payment Type	Payment #	Fee Amount
10/14/2020	000910	Res: Mechanical	54 ATHOL ST, Killingly	Res: Mechanical	Young David B Stacy L	Check #1361	00009075	35.00	
10/15/2020	000387	Res: Roof/Siding/Window	204 HARTFORD PIKE, Killingly	Res: Roof/Siding/Window	Pine Hill Farm, LLC	Check #1227	00009088	35.00	
10/15/2020	000072	Commercial Project Cost	1375 NORTH RD, Killingly	Commercial Project Cost	Centerline Communications LLC	Check #22707	00009083	420.00	
10/15/2020	001389	Commercial Project Cost	812 PROVIDENCE PIKE, Killingly	Commercial Project Cost	MJM Electric LLC	Check #12866	00009084	64.00	
10/19/2020		Res: Mechanical	74 Mockingbird Drive (Briarwood Falls, LLC), Killingly	Res: Mechanical	L Train Electric LLC	Check #4112	00009086	35.00	
10/19/2020		Res: Mechanical	74 Mockingbird Drive (Briarwood Falls, LLC), Killingly	Res: Mechanical	L Train Electric LLC	Check #4112	00009085	128.00	
10/19/2020		Res: Mechanical	56 Airport Road, Killingly	Res: Mechanical	Sunrun, Inc.	Check #231000898	00009093	100.00	
10/19/2020	007422	Woodstoves	146 ROTH RD, Killingly	Woodstoves	Cutler Dwight R Jr	Check #379	00009091	35.00	
10/20/2020	007140	Res: Mechanical	5 STARLING CT, Killingly	Res: Mechanical	Woodstock Valley Electric	Check #4937	00009139	98.00	
10/20/2020	007747	Res: Mechanical	1 COUNTRY CLUB RD, Killingly	Res: Mechanical	Sunrun, Inc.	Check #231000930	00009099	241.00	
10/20/2020	005201	Res: Roof/Siding/Window	88 FRANKLIN ST, Killingly	Res: Roof/Siding/Window	James Pescatore	Check #10715	00009100	182.00	
10/20/2020	005200	Res: Roof/Siding/Window	66 FURNACE ST, Killingly	Res: Roof/Siding/Window	Northeast Specialty Corp dba Nescor	Check #11604	00009101	140.00	

Town Of Killingly
Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
10/20/2020	003879	Commercial Project Cost	Dynamic Energy Solutions LLC	Check #13441	00009102	14,400.00
389 Lake Road, Killingly						
10/20/2020	002549	Res: Mechanical	Woodstock Valley Electric	Check #4937	00009104	112.00
613 BAILEY HILL RD, Killingly						
10/20/2020	002549	Res: Mechanical	Woodstock Valley Electric	Check #4937	00009105	105.00
613 BAILEY HILL RD, Killingly						
10/20/2020	004573	Res: Mechanical	Woodstock Valley Electric	Check #4937	00009106	112.00
605 BAILEY HILL RD, Killingly						
10/20/2020	000012	Res: Mechanical	Woodstock Valley Electric	Check #4937	00009107	98.00
18 LEDGE RD, Killingly						
10/20/2020	009190	Res: Detached Garage	Kevin O'Brien & Tina Lefebvre	Check #3313	00009109	143.00
1066 HARTFORD PIKE, Killingly						
10/20/2020	001698	Res: One Story/Multi/Town	CNG Holdings LLC	Check #2626	00009110	2,139.00
850 UPPER MAPLE ST, Killingly						
10/20/2020	005857	Res: Mechanical	Brett Ravenelle	Check #102	00009112	35.00
30 TRACY RD, Killingly						
10/21/2020	000010	Res: Porch/Deck	Maureen Petrucelli	Check #144	00009138	35.00
232 BALLOUVILLE RD, Killingly						
10/21/2020	008843	Res: Addition	Jeffrey & Elizabeth Hutchinson	Check #1201	00009116	1,008.00
25 UPPER DOWNS DR, Killingly						
10/21/2020	003094	Woodstoves	Flue Dr Chimney Service	Check #554	00009117	35.00
240 GREEN HOLLOW RD, Killingly						
10/21/2020	003022	Res: Mechanical	Bantam Wesson	Check #2285	00009118	182.00
65 W PALMER ST, Killingly						

Town Of Killingly
Paid Fees Report

Payment Date	Identifier	Fee Type	Address	Payer	Payment Type	Payment #	Fee Amount
10/21/2020	000757	Res: Mechanical	23 WATERMAN ST, Killingly	Bright Planet Solar Inc	Check #3303	00009119	365.00
10/21/2020	000981	Res: Mechanical	80 CHASE RD, Killingly	Verogy	Check #1267	00009120	1,092.00
10/22/2020	000313	Res: Roof/Siding/Window	20 SHAWNEE DR, Killingly	Raymond J & Sandra Beausoleil	Check #2002	00009121	56.00
10/22/2020	001620	Commercial Project Cost	113 SCHOOL ST, Killingly	A Block Away Const LLC	Check #3070	00009122	320.00
10/22/2020	003242	Res: Roof/Siding/Window	65 SUNSET DR, Killingly	Kenneth & Kenlyn Lee	Check #2555	00009131	406.00
10/22/2020	000219	Res: Mechanical	44 RUTH ST, Killingly	Ed's Garage Inc	Check #87485	00009134	98.00
10/22/2020	009752	Res: Mechanical	14 MAYHEW DR, Killingly	Glasco Heating LLC	Check #2813	00009135	70.00
10/26/2020	004587	Res: Mechanical	642 COOK HILL RD, Killingly	CT Heat Pros	Check #359	00009141	89.00
10/26/2020		Foundation only	52 Airport Road, Killingly	Swabby Construction, LLC	Check #6180	00009142	98.00
10/27/2020	005851	Commercial Project Cost	725 HARTFORD PIKE (Zip's Diner), Killingly	Cerreto Associates, LLC	Check #1449	00009144	35.00
10/27/2020	007198	Res: Mechanical	21 MOCKINGBIRD DR, Killingly	Paquette Electric	Check #40967	00009145	119.00
10/27/2020	003146	Res: Renovations	1015 HIGH ST, Killingly	Southern NE Windows	Check #23653	00009146	54.00
10/28/2020	008738	Res: Mechanical	81 WARE RD, Killingly	Woodstock Valley Electric	Check #4952	00009176	119.00

Town Of Killingly

Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
10/28/2020	009642 36 WARE RD, Killingly	Res: Mechanical	Woodstock Valley Electric	Check #4952	00009170	105.00
10/28/2020	712765 34 SAWMILL RD, Killingly	Res: Roof/Siding/Window	Michael Marciano	Check #1885	00009147	70.00
10/28/2020	006891 31 COMMERCE AV, Killingly	Commercial Project Cost	Jerre Fillmore	Check #1021	00009149	120.00
10/28/2020	005001 336 Mashentuck Road, Killingly	Res: Mechanical	Shippee Solar and Construction LLC	Check #1520	00009150	310.00
10/29/2020	005206 361 WAUREGAN RD, Killingly	Res: Mechanical	DDL Energy	Check #11600	00009152	54.00
10/29/2020	005206 34 LAUREL DR, Killingly	Res: Mechanical	HARP Home Services	Check #2868	00009153	196.00
10/29/2020	004015 94 HUBBARD HILL RD, Killingly	Blasting Permit	ALW Drilling	Check #5361	00009155	60.00
10/29/2020	000064 375 MAIN ST, Killingly	Res: Mechanical	Michael Walenta	Check #321	00009156	35.00
10/29/2020	005832 12 LUZON AV, Killingly	Res: Mechanical	Tesla Energy	Check #769854	00009157	98.00
10/29/2020	001002 64 NORTH ST, Killingly	Res: Roof/Siding/Window	James Pescatore	Check #10732	00009158	98.00
10/30/2020	712496 175 SANDY POINT LN, Killingly	Res: One Story/Multi/Town	Dohm Janet Barnard	Check #104	00009160	954.00
					Check Total:	29,450.00
					Building Total:	30,626.00

Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
FeeGroup: Code Compliance / Inspect						
<i>Payment Type:</i> Cash						
10/7/2020	001733	House Code Inspection	Real Estate Partners LLC	Cash	00009059	25.00
10/9/2020	002742	House Code Inspection	Elaine Bernier	Cash	00009068	25.00
10/14/2020	001837	House Code Inspection	Pomposelli Dennis & Ja	Cash	00009076	25.00
Cash Total: 75.00						
<i>Payment Type:</i> Check						
10/9/2020	001074	Group Home Annual Insp.	CIL Realty Incorporated	Check #48099	00009063	50.00
10/9/2020	715551	House Code Inspection	Phil Joe	Check #1369	00009064	25.00
10/13/2020	003191	House Code Inspection	20 Wheatley St LLC	Check #170	00009072	25.00
10/20/2020	005253	House Code Inspection	Edmond M Raheb	Check #20096	00009098	25.00
10/20/2020	005253	House Code Inspection	Edmond M Raheb	Check #20096	00009098	25.00
10/22/2020	005252	House Code Inspection	Edmond M Raheb	Check #20100	00009123	25.00
10/29/2020	000910	House Code Inspection	Young David B Stacy L	Check #1367	00009154	25.00
Check Total: 200.00						
Code Compliance / Inspect Total: 275.00						

Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
FeeGroup: Liquor						
<i>Payment Type: Cash</i>						
10/13/2020	008700	Liquor Permit Renewal/Ann	Feta & Nancy Abdullovski	Cash	00009073	50.00
37 WESTCOTT RD, Killingly						
10/15/2020	002662	Liquor Permit Renewal/Ann	8 Furnace Street LLC	Cash	00009077	50.00
8 FURNACE ST, Killingly						
					Cash Total:	100.00
					Liquor Total:	100.00
					Paid Fees Grand Total:	31,001.00