



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

Monday – December 21, 2020

**Regular Meeting
7:00 PM**

2020 DEC 18 AM 10:12

George M. Swinson

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)

1) 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. (review/discussion/action)

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

1) Zoning Text Change Amendment Application #20-1253 – Deerfield 26 Marshall, LLC; Text Change Amendment Application. Add subsection as stated under Section 420.2.2.m – Heavy Equipment and Heavy Specialized Vehicle Sale, Rental and/or Service/Repair Establishments; to the Industrial Zone as a Special Permitted Use (430.1.2.k). **Receive, and if the application is complete, schedule for the next regularly scheduled meeting of MONDAY, JANUARY 18, 2020 for public hearing.**

Applications submitted prior to 5:00 PM on Monday, December 14, 2020 will be on the agenda as New Business, with a “date of receipt” of Monday, December 21, 2020 and may be scheduled for action during the next regularly scheduled meeting of Monday, January 18, 2020.

Applications submitted by 12:00 noon on Friday, December 18, 2020 will be received by the Commission (“date of receipt”) on Monday, December 21, 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, November 16, 2020.

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

1) **Special Permit Application #13-1068 & Site Plan Application #13-1069**– Mill at Killingly Apartments, LLC (Women’s Inst - WIHED); request for landscape bond reduction from \$60,000.00 surety bond to an \$18,356.00 cash bond; 42 Maple Street; GIS MAP 198; Lot 48; ~4.1 acres; Mill Mixed Use Development District. (review/discussion/action)

XI. CORRESPONDENCE

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

Situs : 42 MAPLE ST

Map ID: 001741

Class: Apartments - 8 Units Or More

Card: 1 of 2

Printed: June 4, 2020

CURRENT OWNER

MILL AT KILLINGLY APARTMENTS LLC
C/O DEMARCO MANAGEMENT
117 MURPHY RD
HARTFORD CT 06114

GENERAL INFORMATION

Living Units 305
Neighborhood 198-48
Alternate Id 1268/271
Vol / Pg 8
District 8
Zoning MILL MIXED USE DEV DIST
Class APARTMENT



#13-1068

#13-1069

BOND
REDUCTION

Property Notes

2019 80% COMPLETE TO 100% COMPLETE

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	4.1000		246,000

Total Acres: 4.1
Spot:

Location:

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 172,200	246,000	246,000	246,000	0
Building 1,187,410*	1,696,300	1,680,600	1,696,300	0
Total 1,359,610	1,942,300	1,926,600	1,942,300	0

Manual Override Reason

Value Flag INCOME APPROACH Base Date of Value 10/01/2019
Gross Building: Effective Date of Value 10/01/2020

Entrance Information

Date	ID	Entry Code	Source
01/02/07	DH	Complete	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/31/18	26077	975	81 CELE	997
11/09/17	25670	820,000	85 CPLM	996
10/11/17	25612	130,000	85 CPLM	996
07/26/17	25432	463,000	51 BLDG	996
05/04/17	25259	2,500	81 CELE	997

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/27/13	245,000	Land & Bldg	Change After Sale	1268/271	Warranty Deed	MILL AT KILLINGLY APARTMENTS LLC
12/18/12		Land & Bldg	No Consideration	1268/265	Quit Claim	BRISTOW TREVOR & JABLONKA MARTA
12/30/10	320,000	Land & Bldg	Other	1205/381	Warranty Deed	BRISTOW T & GONZALEZ B & JABLONKA M

Inspection Witnessed By _____

Ann-Marie Aubrey

From: Loni Willey <lwilley@wihed.org>
Sent: Monday, November 30, 2020 3:23 PM
To: Ann-Marie Aubrey; Craig Wilbur
Subject: Plan and anticipated cost for Mill at Killingly slope
Attachments: Killingly slope proposal - combined estimates.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category, Blue Category, Green Category

13-1068 spee perm
13-1069 site plant
42 maple st

Dear Ann-Marie – I hope you had a good Thanksgiving, and that your husband continues to be on the mend.

The following provides the information you and I discussed during our call last week, and represents the plan to stabilize the south slope:

1. Remove remnants of netting from erosion control mat, which is photo-degradable, where protruding above the ground on the south slope. Netting to remain in place where flush with ground to facilitate continued stabilization of the south slope;
2. Trim weeds/grass as necessary in preparation for application of weed/grass killer;
3. Apply weed/grass killer as needed to weeds and grass;
4. Furnish and install stone (i.e. +/- 3/4" or 1" diameter) to designated areas of south slope that appear to be water drainage paths as shown on attached plan to minimize erosion in those areas. Stone will be left flush or just below surrounding grades;
5. Furnish and install new drop prairie seed plugs along the south slope;
6. Maintain entire slope for continued stabilization and growth of new plantings.

Attached you will find the estimates we received for the above work. That cost, inclusive of a contingency line item based on our call, is represented by the following:

- Site work: \$2,688
- Plantings/maintenance: \$14,000
- 10% contingency: \$1,668
- **PROPOSED BOND: \$18,356**

My Three Sons LLC would be contracted to perform the full scope of work in Spring 2021. If this plan is amenable to you to replace the EBI bond currently held by the Town, I can work with you to get the cash bond in place before your committee meeting on 12/21 so that EBI's bond can be released. Please don't hesitate to let me know if any additional information would be helpful for your review.

Sincerely,
Loni

Loni Willey
Chief Operating Officer

GML Construction Inc.
15 Whipple St.
Indian Orchard, MA 01151

Proposal

Proposal #
2088

DATE
11/5/2020

CUSTOMER
Enfield Builders Inc. 1654 King Street P. O. Box 1201 Enfield, CT 06082

PROJECT	Killingly South Slope	
	DESCRIPTION	TOTAL
	REMOVE NETTING ABOVE GROUND FROM SLOPE: LABORER	440.00
	INSTALL 1" STONE IN WASHOUTS: 6 WHEEL DUMP TRUCK	680.00
	LABORER	880.00
	1" STONE	88.00
	TOTAL	\$2,088.00

ACCEPTED _____

SIGNATURE _____

PROPOSAL

Birch Hill Landscape & Design LLC

700 North Mountain Rd.
Newington, CT 06111
(860) 953-0339 Fax (860) 953-0226

Phone: 860-627-6870	Date: 11/5/2020
Fax: 860-627-8017	

JOB NAME / NO. / LOCATION

The Mill at Killingly Aptmartment

TO
Enfield Builders Inc.
P.O. Box 1201
Enfield CT 06083

We hereby submit specifications and estimates for:

Birch-Hill Landscape & Design is WBE certified with the State of CT as well as the City of Hartford

The bid price includes all necessary labor, equipment and plant materials to complete the landscape construction project.

Spray weed killer on south slope to prep for installation of new plugs	\$	600.00
Option: Weed whack slope prior to spraying weed killer, if required	\$	600.00

Plus Applicable Taxes

WE PROPOSE hereby to furnish material and labor – complete in accordance with the above specifications.

Authorized Signature	
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All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

TOTAL PROPERTY MAINTENANCE
 Jesse & Mike Santangini, Owners
 P.O. Box 555
 Dayville, CT 06241
 C: 860-933-9731 (Mike)
 C: 860-933-1757 (Jesse)



ONE TIME JOB
 RECURRING
 ORDER TAKEN BY: _____ WORK PHONE: _____
 CUSTOMER ORDER NO.: _____ STARTING DATE: _____
 JOB NAME: **THE MILLS AT WILKINGLY**
 JOB LOCATION: **42 MAPLE ST. DANIELSON CT 06239**
 INVOICE DATE: **10/02/2020** PHONE: _____

QTY	MATERIAL	UNIT	AMOUNT	LABOR	HRS	RATE	AMOUNT
	5,000 PRAGUE GRASS SEED	A	2.00				
	DELIVERED		10,000				
				REMOVE ANY LEFT OVER WEEDS, INSTALL SEEDINGS, WATER UNTIL ROOTS TAKE			4,000
			TOTAL MATERIALS				10,000
							TOTAL LABOR
							4,000
							TOTAL
							14,000

NAME: _____ STATE: _____ ZIP: _____
 STREET: _____
 CITY: _____
 DESCRIPTION OF WORK: _____
 TOTAL MATERIALS: 10,000
 TOTAL LABOR: 4,000
 TAX: _____
 TOTAL: 14,000

ACCEPTORS OF PROPOSAL/CONTRACT - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
 SIGNATURE: _____ DATE: _____
Thank You!



TOWN OF KILLINGLY, CT
ZONING BOARD OF APPEALS
Thursday – December 10, 2020

Regular Meeting
7:00 PM

MINUTES

Public can view this meeting on Facebook Live.

Go to www.killinglyct.gov and click on Facebook Live at the bottom of the page.

Engage with us on Facebook
 2020 DEC 16 11:19:21
 TOWN OF KILLINGLY

- I. **CALL TO ORDER** – Chair, Andrew Farner called the meeting to order at 7:01 p.m.
- II. **ROLL CALL** - William Menghi; David Izzo, Sr.; Lynn LaBerge (Vice-Chair); Andrew Farner (Chair).

Others Present – Jonathan Blake, Planner I and Zoning Enforcement Officer.

- III. **CITIZEN PARTICIPATION** -- Pursuant to Governor’s Executive Order 7B, all public comment can be emailed to publiccomment@killinglyct.gov or mailed to Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment received prior to the meeting will be posted on the Town’s website www.killinglyct.gov.

The above was read aloud by Andrew Farner.

Jonathan Blake announced that no comments from the public had been received.

- IV. **PUBLIC HEARINGS – (Review/Discussion/Action)**

If a member of the public would like to comment on the following public hearing during the meeting, please call 1-415-655-0001; Meeting Number (access code): 132-995-1736.

All calls will be answered as received.

- 1. **Application #20-825 of Alec Fontaine** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the sideline from 20’ to 17’ to allow for a deck. Property located at 12 Humes Road; GIS Map 54 Lot 96; Low Density Zone.

Mr. Farner read aloud the information above regarding how the public could access this meeting to comment on this public hearing.

Jonathan Blake referred to his Staff Report (included in packets to Board Members) and explained that Humes Road was established prior to Zoning/setbacks and that there are two ways to interpret setbacks. Staff feels that both ways could be argued and Mr. Blake suggested that the Board Members focus more on what the Applicant is looking to do.

Alec Fontaine gave an overview:

- There is an awning and concrete steps that extend out in front of the house (which are in rough condition). He is rehabilitating the entire home and would like to put in a wrap-around deck.
- The concrete steps extend about six feet from the roadway and he is looking to extend an additional two feet. Therefore, he is requesting a variance that the setback be reduced from 20’ to 17’.

Mr. Blake explained that, with the concrete stairs, there is an existing encroachment of about a foot over the setback and that removing the stairs and adding/extending the deck is asking for about two more feet and, therefore, he does not feel that a survey is pertinent for this application. He said that the property is unique in terms of trying to figure out the existing setbacks.

Ms. LaBerge commented that it is a non-conforming lot.

There were no further comments or questions from Board Members.

Mr. Blake stated that there were no callers offering public comment.

Motion was made by Lynn LaBerge to close the public hearing for **Application #20-825 of Alec Fontaine** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the sideline from 20' to 17' to allow for a deck. Property located at 12 Humes Road; GIS Map 54 Lot 96; Low Density Zone. Second by David Izzo. No discussion. Motion carried unanimously (4-0-0).

- 2. Application #20-826 of Ronald & Stephanie Pino** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 68' to allow for the construction of a 24' x24' detached garage. Property located at 66 Pine Knolls Drive; GIS Map 121 Lot 15; Rural Development Zone.

Mr. Farner, again, read aloud the information above regarding how the public could access this meeting to comment on this public hearing.

Jonathan Blake stated that the Applicant's Contractor had contacted him earlier in the today to inform him that they would like to modify the original Application to change the setback from 70' to 60' rather than 68' (a sketch and photos were provided to Board Members earlier in the day). The reason given for the change is that it is a flatter area and it is more advantageous to the Applicant due to the slope of the lot. Mr. Blake referred to his Staff Report (included in packets to Board Members) noting that it reflects the 68' request rather than 60' request. Mr. Blake explained that, because this is a public hearing, modification requests are typically allowed because the public was notified of the meeting and would have opportunity to call in and to be made aware of the modification.

Modification is allowed because the public was notified of the public hearing.

Ronald Pino gave an overview:

- Basically, it is an addition of a detached garage – 24' x 24'.
- Location is pertinent to those dimensions because of the slope.
- Trees offer plenty of buffering.

Mr. Blake noted that the Contractor had stated to him that the buffering of the trees (within the 38' setback) will remain if the garage is built. Mr. Blake asked Mr. Pino if that is correct. Mr. Pino stated that it is correct and that he actually prefers the buffer. Mr. Blake asked if it is both along the roadway and on the side (in the area of the turn-around). Mr. Pino agreed that it is both and in the area of the turn-around.

QUESTIONS/COMMENTS FROM STAFF AND BOARD MEMBERS:

Mr. Blake asked if the septic is behind the house (information from the original subdivision was included in packets to Board Members). Mr. Pino answered that it is.

Mr. Blake asked about the location of the well. Mr. Pino stated that it is on the south side/right-hand side of the house.

Ms. LaBerge asked if there was any explanation of the hardship claim.

Mr. Blake explained that there are four main points of criteria as they pertain to the property (none of which should be financial). Mr. Blake read the criteria aloud and asked that Mr. Pino comment as they relate to his property.

Mr. Pino's comments:

First Point – Mr. Pino stated that it is correct and then elaborated that it is relatively flat in the location of the turn-around which makes it accessible to drive in. Past that area, the grade slopes dramatically which would make it difficult in snow/ice. It would also be difficult to get machinery down there to pour a foundation, etc.

Second Point - Mr. Blake stated that the front setback would be the interpretation in question.

Third Point - Mr. Pino stated that he bought the house after it was built (including utilities/septic).

Fourth Point – Mr. Blake stated that he is not sure about the front setback, but he believes that there are two detached garages in the same subdivision, one of which, is on a property where there is only a detached garage and the house has never been built.

Ms. LaBerge asked what the need is for another garage. Mr. Pino explained that he has three vehicles and the attached garage is for two vehicles, so it would be for his third vehicle, lawn equipment, maybe a trailer. He said it is just for personal use, no work would be done there.

There were no further comments from Staff or Board Members.

Mr. Blake stated that there were no callers offering public comment.

Motion was made by William Menghi to close the public hearing for **Application #20-826 of Ronald & Stephanie Pino** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 60' (changed from the original 68' in the Application) to allow for the construction of a 24' x24' detached garage. Property located at 66 Pine Knolls Drive; GIS Map 121 Lot 15; Rural Development Zone.

Second by David Izzo. No discussion. Motion carried unanimously (4-0-0).

V. UNFINISHED BUSINESS – (Review/Discussion/Action)

1. **Application #20-825 of Alec Fontaine** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the sideline from 20' to 17' to allow for a deck. Property located at 12 Humes Road; GIS Map 54 Lot 96; Low Density Zone.

Motion was made by David Izzo to approve **Application #20-825 of Alec Fontaine** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the sideline from 20' to 17' to allow for a deck. Property located at 12 Humes Road; GIS Map 54 Lot 96; Low Density Zone.

Second by William Menghi.

Discussion:

Lynn LaBerge stated reasons for approval: It is a non-conforming lot, the house was built prior to Zoning, and she doesn't feel that the Applicant is asking for anything that his neighbors wouldn't want to put on their home.

Roll Call Vote: David Izzo – yes; Lynn LaBerge – yes; William Menghi – yes; Andrew Farnar – yes. Motion carried unanimously (4-0-0).

2. **Application #20-826 of Ronald & Stephanie Pino** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 68' to allow for the construction of a 24' x24' detached garage. Property located at 66 Pine Knolls Drive; GIS Map 121 Lot 15; Rural Development Zone.

Motion was made by William Menghi to approve **Application #20-826 of Ronald & Stephanie Pino** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 60' to allow for the construction of a 24' x24' detached garage. Property located at 66 Pine Knolls Drive; GIS Map 121 Lot 15; Rural Development Zone, based on hardship of location, septic and well, as well as the topography of the land. There is really no other location to put it.

Second by Lynn LaBerge.

There was discussion regarding the tree line buffer. Mr. Blake noted that the Applicant had testified during the hearing regarding his intentions and that, if approved, Staff would work with the Applicant.

Roll Call Vote: Lynn LaBerge – yes; William Menghi – yes; David Izzo – yes; Andrew Farner – yes. Motion carried unanimously (4-0-0).

VI. NEW BUSINESS – None.

VII. ADOPTION OF MINUTES

- a. September 10, 2020 Regular Meeting

Motion was made by David Izzo to accept the Minutes of the Regular Meeting of September 10, 2020. (It was noted that the Agenda contained a scrivener's error: Incorrect meeting date of April 9, 2020.)

Second by Lynn LaBerge.

Discussion:

Lynn LaBerge noted the following correction: Her last name is spelled with a capital "B" - LaBerge.

Motion carried unanimously (4-0-0).

VIII. CORRESPONDENCE TO THE BOARD

Mr. Blake stated that there were some items regarding the By-Laws from the last meeting that he is still working through and he will e-mail the information to Board Members by the end of December. He will add it to the next agenda.

IX. COUNCIL LIAISON – No representation.

X. ADJOURNMENT

Motion was made by William Menghi to adjourn at 7:31 p.m. Second by David Izzo. Motion carried unanimously (4-0-0).

Respectfully submitted,

J.S. Perreault
Recording Secretary

TOWN OF KILLINGLY
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)
Killingly Town Hall
172 Main Street
Danielson, CT

TOWN OF KILLINGLY
RECORDED IN BOOK 4:35

REGULAR MEETING MINUTES
Monday, December 7, 2020

Elizabeth M. Wilson

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

I. Call to order: Chairman Sandy Eggers called the meeting to order at 7:00 p.m.

II. Roll Call:

Members Present: Chairman Sandy Eggers, Vice Chairman Rod Galton, Deborah Lamiotte, Beth Dubofsky-Porter & Secretary Corina Torrey

Members Absent: Ronald Dass, Fred Ruhlemann

Also Present: Jonathan Blake, Town Planner/Zoning Enforcement Officer
Anne-Marie Aubrey, Director Planning & Development

III. Adoption of Minutes:

a. November 2, 2020 Regular Meeting Minutes:

MOTION #1 (12.07.20): made by Vice Chairman Galton **SECONDED BY** Beth Dubofsky-Porter that the Inland Wetlands and Watercourses Commission table November 2, 2020 Regular Meeting Minutes to January 4, 2021
VOICE VOTE: UNANIMOUS; MOTION CARRIED

IV. Citizens' Participation: NONE

V. Unfinished Business: NONE

VI. New Business:

A. Application #20-1513 Jean & Mark Palazzi for Show Cause Hearing (Cease and Desist Order – Section 13.3a); Located at 506 Cook Hill Road; GIS Map 162; Lot 16; 1.03 acres; Rural Development Zone.

APPLICANT / PRESENTATION: Jean Palazzi was present to provide an explanation. She said she was not aware wetlands existed in the area of activity. Her intent was to remove dead trees (approximately 4" in diameter), stumps, and dead leaves while making the area flat. She indicated there was no material brought into this site, however, about 4 yards of fill was removed. The Brook located close by was not touched.

TOWN STAFF: Jonathan Blake was notified by residents this activity might be taking place within wetlands. Town Staff followed up and reviewed the situation and then issued a cease and desist order to allow time to speak with Ms. Palazzi.

IWWC CONCERNS: It was clarified Ms. Palazzi did not seek a permit for this activity. As a result, there was consensus the cease and desist order stands. Staff will need additional time to review this issue, perform a site walk, and work with Ms. Palazzi on remediation. Due to current weather and time of year this could happen in the spring.

MOTION #2 (12.07.20): made by Vice Chairman Galton **SECONDED BY** Deborah Lamiotte that the Inland Wetland and Watercourses Commission move that the Cease and Desist Order (Section 13.3a) stand for Application #20-1513 as applied to Jean & Mark Palazzi for various work activities within wetlands without a valid permit

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

- B. Application #20-1511, Richard O'Keefe** for a proposed single-family residence and detached garage; with associated grading, drainage, utilities within the 200' upland review area; Located at 1496 Hartford Pike; GIS Map 99, Lot 1; 6.2 acres; Rural Development Zone.

APPLICANT / PRESENTATION: Gregg Glaude, Killingly Engineering Associates, was present to provide a brief presentation. Mr. Glaude provided a Site Plan, Plan Details, and the wetlands report written by Joe Theroux, Certified Soil Scientist.

TOWN STAFF: Jonathan Blake noted the application was accepted and appears to be complete. The property is located on a peninsula in and around 5 ponds in the reservoir area.

IWWC CONCERNS: Vice Chairman Galton asked about a vernal pool located down the hill from the septic system. Mr. Glaude responded there was a nitrate study completed and it showed levels were under the threshold as required by the U.S. Environmental Protection Agency.

MOTION #3 (12.07.20): made by Vice Chairman Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission table Application #20-1511, Richard O'Keefe for proposed single-family residence and detached garage, 1496 Hartford Pike, pending a scheduled site walk with no public hearing
VOICE VOTE: UNANIMOUS; MOTION CARRIED

MOTION #4 (12.07.20): made by Vice Chairman Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission schedule a site walk for Application #20-1511, Richard O'Keefe for proposed single-family residence and detached garage, 1496 Hartford Pike, for Thursday, December 10, 2020, 3:00 p.m., at 1496 Hartford Pike, Killingly, CT
VOICE VOTE: UNANIMOUS; MOTION CARRIED

- C. Application #20-1512 of Susan O'Keefe** for a proposed single-family residence; with associated grading, drainage, utilities within the 200' upland review area; Located at 341 Breakneck Hill Road; GIS Map 65, Lot 7.1; 1.92 acres; Rural Development Zone.

TOWN STAFF: Jonathan Blake indicated the applicant has applied to the Northeast District Department of Health. Wetlands were flagged one-year ago.

MOTION #5 (12.07.20): made by Vice Chairman Galton **SECONDED BY** Deborah Lamiotte that the Inland Wetland and Watercourses Commission table Application #20-1512, Sean O'Keefe for proposed single-family residence, 341 Breakneck Hill Road, to the January 4, 2021 meeting without a site walk and public hearing
VOICE VOTE: UNANIMOUS; MOTION CARRIED

VII. Correspondence to the Commission: N/A

VIII. Staff Report:

- a. Green Hollow Road – Jonathan Blake issued an agent approval as there are no wetlands on site and proposed activity is far outside wetlands with no impact.

IX. Town Council Liaison: N/A

X. Adjournment:

MOTION #6 (12.07.20): made by Vice Chairman Galton **SECONDED BY** Deborah Lamiotte that the Inland Wetland and Watercourses Commission adjourn at 7:48 p.m.
VOICE VOTE: UNANIMOUS; MOTION CARRIED

Respectfully submitted, *Sherry Pollard*,
IWWC Recording Secretary



**TOWN OF KILLINGLY
OFFICE OF BUILDING INSPECTION**

**MONTHLY PERMIT & FINANCIAL REPORT
NOVEMBER 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: 11/1/2020 To: 11/30/2020

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
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Address

FeeGroup: Building

Payment Type: Cash

11/2/2020	001672	Woodstoves	Terrance Meagher	Cash	00009171	35.00
118 MAPLE ST, Killingly						
11/3/2020	002736	Res: Mechanical	John Brisson IV	Cash	00009184	70.00
21 OTTIS ST, Killingly						
11/4/2020	002830	Res: Roof/Siding/Window	Richard Ouellette	Cash	00009216	35.00
49 COTTAGE ST, Killingly						
11/4/2020	000926	Res: Mechanical	George's Plumbing & Heating	Cash	00009194	35.00
57 ATHOL ST, Killingly						
11/5/2020	002008	Open Burning Permit	Resort Camp Lands Intrmtl Inc	Cash	00009206	5.00
1639 HARTFORD PIKE (State Line Camp Ground), Killingly						
11/9/2020	712604	Open Burning Permit	Hyland William T Valerie J	Cash	00009211	5.00
275 NO SHORE RD, Killingly						
11/10/2020	003858	Commercial Project Cost	Brett Gisleson	Cash	00009214	121.00
640 NO MAIN ST, Killingly						
11/10/2020	001929	Foundation only	Justin Bonner	Cash	00009215	224.00
471 VALLEY RD, Killingly						
11/18/2020	009045	Res: Porch/Deck	Gene McAllister Builder LLC	Cash	00009243	133.00
14 COURTNEY LN, Killingly						
11/19/2020	005727	Res: Renovations	Center for Hope & Healing LLC	Cash	00009246	35.00
245 MAIN ST, Killingly						
11/23/2020	008700	Commercial Project Cost	Giant Pizza	Cash	00009254	35.00
37 WESTCOTT RD, Killingly						

Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
11/24/2020	009531	Res: Roof/Siding/Window	Evans Carlene & Jenn Nic	Cash	00009262	35.00
43 PICABO ST, Killingly						
Payment Type: Check						
11/2/2020	007114	Res: Attached Garage	BEECHER HILL BUILDERS, LLC	Check #2432	00009217	378.00
36 QUINNS HILL RD, Killingly						
11/2/2020	000732	Res: Pools/Spa	Randy Burchard	Check #1304	00009162	189.00
15 TILLINGHAST RD, Killingly						
11/3/2020	004161	Res: Roof/Siding/Window	Solar Wolf Energy	Check #101079	00009199	502.00
151 GEER RD, Killingly						
11/3/2020	001933	Commercial Project Cost	JSB Properties LLC	Check #39245	00009218	80.00
774 NO MAIN ST, Killingly						
11/3/2020	001186	Res: Roof/Siding/Window	James Lafleur	Check #1158	00009177	133.00
18 CONN MILLS AV, Killingly						
11/3/2020	009961	Res: Mechanical	Ouillette Arthur J Sr & Linda	Check #1053	00009178	35.00
247 COOMER HILL RD, Killingly						
11/3/2020	001575	Res: Roof/Siding/Window	Southern NE Windows	Check #23803	00009185	228.00
118 WESTFIELD AV, Killingly						
11/3/2020	003120	Res: Roof/Siding/Window	Southern NE Windows	Check #23744	00009186	221.00
163 BALLOUVILLE RD, Killingly						
11/3/2020	003718	Res: Roof/Siding/Window	BEECHER HILL BUILDERS, LLC	Check #2433	00009187	378.00
206 BALLOUVILLE RD, Killingly						
11/3/2020	009672	Res: Mechanical	Hasan Gjonbalaj	Check #9072	00009188	35.00
195 CRANBERRY BOG, Killingly						
Cash Total:						768.00

Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
11/3/2020	009897	Res: Mechanical	Hasan Gjonbalaj	Check #9083	00009189	35.00
		3 MT VIEW LANDING, Killingly				
11/3/2020	004161	Res: Mechanical	Solar Wolf Energy	Check #101076	00009190	746.00
		151 GEER RD, Killingly				
11/4/2020	004293	Res: Mechanical	Q's Plumbing & Heating LLC	Check #1317	00009191	88.00
		294 BROAD ST, Killingly				
11/4/2020	003794	Res: Mechanical	Ed's Garage Inc	Check #87493	00009192	35.00
		269 COOK HILL RD, Killingly				
11/4/2020	004557	Existing Stove	Sean Comtois	Check #124	00009193	35.00
		58 RIVER RIDGE RD, Killingly				
11/4/2020	005032	Res: Mechanical	Vivint Solar	Check #6413	00009196	287.00
		731 UPPER MAPLE ST, Killingly				
11/4/2020	003736	Res: Roof/Siding/Window	Applied Roofing Systems Inc	Check #10267	00009197	250.00
		188 MAPLE ST, Killingly				
11/5/2020	002787	Res: Roof/Siding/Window	Go Permits	Check #20352	00009200	171.00
		12 WINTHROP ST, Killingly				
11/5/2020	001316	Res: One Story/Multi/Town	Browning Construction LLC	Check #1319	00009202	1,841.00
		25 ROBERTSON AV, Killingly				
11/5/2020	001706	Res: One Story/Multi/Town	Browning Construction LLC	Check #1320	00009203	1,841.00
		32 ROBERTSON AV, Killingly				
11/5/2020	001573	Res: Mechanical	Ken Haggerty	Check #999	00009207	35.00
		1115 Killingly Commons Drive (DIVA NAILS), Killingly				
11/5/2020	007370	Res: Mechanical	Cartier Electric, LLC	Check #1114	00009208	35.00
		33 FIELDSTONE RD, Killingly				
11/9/2020	712496	Demolition	Peter Bessenaire	Check #4853	00009210	35.00
		175 SANDY POINT LN, Killingly				

Town of Killingly
Paid Fees Report

Payment Date	Identifier	Fee Type	Address	Payee	Payment Type	Payment #	Fee Amount
11/9/2020	003873	Commercial Project Cost	349 LAKE RD (Superwinch), Killingly	Consigli Construction	Check #407233	00009212	29,878.00
11/9/2020	002897	Res: Addition	539 SQUAW ROCK EXT, Killingly	Premier Building Services, LLC	Check #1888	00009213	633.00
11/12/2020	004516	Res: Mechanical	17 PUTNAM PIKE, Killingly	Sunrun, Inc.	Check #231001277	00009220	233.00
11/12/2020	007140	Res: Mechanical	5 STARLING CT, Killingly	David DeMarco	Check #1120	00009223	35.00
11/12/2020	007280	Res: Detached Garage	60 RED OAK DR, Killingly	David DeMarco	Check #1119	00009225	635.00
11/12/2020	003563	Res: Roof/Siding/Window	25 PLEASANT VIEW, Killingly	Erin & Gregory Marceau	Check #3401	00009226	70.00
11/13/2020	009996	Foundation only	207 TRACY RD, Killingly	207 Tracy Road Assoc LLC	Check #211	00009229	4,800.00
11/13/2020	009996	Commercial Project Cost	207 TRACY RD, Killingly	207 Tracy Road Assoc LLC	Check #212	00009230	12,896.00
11/16/2020	005801	Res: Mechanical	98 COUNTRY CLUB RD, Killingly	Service Station Equipment, Inc.	Check #11516	00009231	35.00
11/16/2020	004431	Res: Mechanical	19 PECKHAM LN, Killingly	Trinity Solar	Check #34673	00009232	497.00
11/16/2020	003274	Res: Mechanical	29 SQUAW ROCK RD, Killingly	Trinity Solar	Check #34674	00009233	535.00
11/16/2020	005032	Res: Mechanical	731 UPPER MAPLE ST, Killingly	P&M Electric, LLC	Check #1976	00009234	35.00

Town Of Killingly
Paid Fees Report

Payment Date	Identifier	Fee Type	Address	Payor	Payment Type	Payment #	Fee Amount
11/17/2020	007524	Res: Mechanical	580 LITCHFIELD AV, Killingly	Glasco Heating LLC	Check #2865	00009235	196.00
11/17/2020	003035	Res: Roof/Siding/Window	234 MARGARET HENRY, Killingly	Southern NE Windows	Check #23893	00009236	53.00
11/17/2020	003764	Res: Roof/Siding/Window	323 MAPLE ST, Killingly	The Siding Store	Check #65843	00009238	84.00
11/17/2020	004212	Res: Roof/Siding/Window	49 BLACK ROCK AV, Killingly	United We Stand LLC	Check #8545	00009239	81.00
11/17/2020	005850	Res: Renovations	86 WESTFIELD AV, Killingly	United We Stand LLC	Check #8545	00009240	202.00
11/18/2020	712543	Res: Mechanical	84 ISLAND RD, Killingly	David Electric Inc	Check #10189	00009241	35.00
11/18/2020	004286	Res: Mechanical	854 PROVIDENCE PIKE, Killingly	Quality Plumbing & Heating LLC	Check #5933	00009242	35.00
11/19/2020	004325	Res: Mechanical	281 MECHANIC ST, Killingly	Sunrun, Inc.	Check #231001288	00009244	326.00
11/20/2020	008766	Commercial Project Cost	110 LOUISA VIENS DR, Killingly	Paquette Electric	Check #41032	00009249	2,864.00
11/20/2020	003247	Res: Mechanical	29 RICHARD ST, Killingly	Marc Williams	Check #1918	00009251	308.00
11/23/2020	005493	Res: Mechanical	199 SLATER HILL RD, Killingly	Charlie Tewksbury	Check #5643	00009252	35.00
11/23/2020	009989	Res: Mechanical	161 VALLEY RD, Killingly	Charlie Tewksbury	Check #5643	00009253	35.00
11/23/2020	000119	Res: Renovations	12 HUMES RD, Killingly	Alec Fontaine	Check #515	00009258	140.00

Town Of Killingly
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Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
11/24/2020	001756 25 RUTH ST, Killingly	Res: Roof/Siding/Window	James E Salls	Check #1842	00009259	526.00
11/24/2020	000462 21 SEAGRAVE ST, Killingly	Res: Mechanical	Paquette Electric	Check #41075	00009260	119.00
11/24/2020	713150 277 NO SHORE RD, Killingly	Res: Mechanical	Paquette Electric	Check #41074	00009261	119.00
FeeGroup: Code Compliance / Inspect						Check Total: 63,053.00
<i>Payment Type: Cash</i>						Building Total: 63,821.00
11/3/2020	001916 84 BOYS AV, Killingly	House Code Inspection	Fitemi Eugene R Sandra D	Cash	00009182	25.00
11/3/2020	001916 84 BOYS AV, Killingly	House Code Inspection	Fitemi Eugene R Sandra D	Cash	00009183	25.00
<i>Payment Type: Check</i>						Cash Total: 50.00
11/12/2020	001583 28 ATHOL ST, Killingly	House Code Inspection	Jennifer Bulmer	Check #132	00009228	25.00
11/19/2020	001956 170 BROAD ST, Killingly	House Code Inspection	Giraldo Luis A Martha C	Check #1143	00009245	25.00
Check Total: 50.00						Code Compliance / Inspect Total: 100.00
Paid Fees Grand Total: 63,921.00						