



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2020 MAY 15 AM 8:28

**MONDAY – MAY 18, 2020**

Regular Meeting  
7:00 PM

*Elizabeth M. Wilson*

**DUE TO COVID-19 THIS MEETING WILL BE CONDUCTED VIA WEBEX  
THE PUBLIC MAY VIEW AND/OR JOIN 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)

**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 received prior to the meeting will be posted on the Town's website [www.killinglyct.gov](http://www.killinglyct.gov).

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

To join by phone please dial 1-408-418-9388; and use the access code 798-125-440.

Please be aware that if joining during the meeting, you will be asked your name, the reason you are calling, and your microphone (phone) will be muted until it is time for you speak. Thank you.

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

1) **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building – **CONT. FROM 03/16/2020 & 04/20/2020.**

2) **Special Permit Application #20-1240**; 145 Alexander Parkway, LLC; special permit requests under Sec. 430.1.2.c (Freight and materials trucking business and terminals) and 430.1.2.j (Contractor's Business); 141 Louisa Viens Drive; GIS MAP 36;

Lot 2.1; ~7.0 acres; Industrial Zone. **Staff recommends that the hearing for this special permit also include review of Site Plan Review Application #20-1239 as listed under Section VII. Unfinished Business.**

3) **Special Permit Application #20-1242**; Snake Meadow Club, Inc; excavation of approximately 373,000 CY of sand and gravel from approximately 19 acres of land; 567 Hubbard Road; GIS MAP 255; LOT 10; ~34 acres; Rural Development.

4) **Special Permit Application #20-1243**; Desmarais & Sons, Inc.; import of earth products for processing and screening; 145 Alexander Parkway; GIS MAP 36; Lot 1; ~26 acres; Industrial Zone.

Hearings' segment closes.

Meeting Business will continue.

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

1) **Site Plan Application #20-1239**; 145 Alexander Parkway, LLC; construction of a 22,400 S.F. steel building for lease spaces; potential uses include contractor business & trucking business (no through terminals); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone.

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

1) **Special Permit #05-868**; Extension Request (3 year extension); Ernest Joly & Sons under Section 560.3 – Existing Operations/Gravel Removal; for a three (3) year extension for Earth Removal, Filling and Regrading; 605 Providence Pike; GIS MAP 224; Lot 14; ~179 acres; Rural Development Zone.

2) **Site Plan Review #20-1245**; Keystone Novelties Distributors (Dayville Property Development/landowner); place a temporary tent used for temporary sale of CT approved sparkler products (parking lot of Killingly Commons/empty pad site); 58 Hartford Pike; GIS MAP 114; Lot 3; ~23.5 acres; Mixed Use, interchange. **This is placed upon the agenda for informational purposes only. This will be done by staff review, as no permanent construction is required.**

Applications submitted prior to 5:00 PM on Monday, May 11, 2020 will be on the agenda as New Business, with a "date of receipt" of Monday, May 18, 2020 and may be scheduled for action during the next regularly scheduled meeting of MONDAY, June 15, 2020.

Applications submitted by 12:00 noon on Friday, May 15, 2020 will be received by the Commission ("date of receipt") on Monday, May 18, 2020. However, these applications may not be scheduled for action on MONDAY, June 15, 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 of Monday, April 20, 2020

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

**XI. CORRESPONDENCE – (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**

**XII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

**XIII. TOWN COUNCIL LIAISON REPORT**

**XIV. ADJOURNMENT**

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

1) **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building (Low Density).

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**NOTES:**

- 1) Application submitted 01/23/2020;
  - 2) Received by PZC 02/18/2020;
  - 3) Payment received 01/23/2020;
  - 4) Abutter List received 01/23/2020;
  - 5) Perimeter Survey – Pine Hill Farm LLC;
  - 6) Certified Letters to abutters Mailed on March 5, 2020;
  - 7) Legal Advertisement in Norwich Bulletin on March 3, 2020 and March 9, 2020;
  - 8) Placard was posted on site on or before Friday, March 6, 2020 per Zoning Enforcement Agent;
- =====

**Staff Notes:**

- 1) Recently passed the adaptive Re-Use for various zones, including the low-density zoning district – staff refers commission members to section 410.2.2.o (a copy is enclosed herewith) of zoning regs.
- 2) The building was previously used as a chicken coop;
- 3) Applicant is requesting that the structure be allowed to be used as a storage facility – which is one of the Limited Uses allowed under this regulation;
- 4) Landscape, Screening and Aesthetics – the commission should review the regulations to see if they want to add any further conditions, etc.

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

2) **Special Permit Application #20-1240**; 145 Alexander Parkway, LLC; special permit requests under Sec. 430.1.2.c (Freight and materials trucking business and terminals) and 430.1.2.j (Contractor's Business); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone. **Staff recommends that the hearing for this special permit also include review of Site Plan Review Application #20-1239 as listed under Section VII. Unfinished Business.**

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

1) **Site Plan Application #20-1239**; 145 Alexander Parkway, LLC; construction of a 22,400 S.F. steel building for lease spaces; potential uses include contractor business & trucking business (no through terminals); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone.

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**APPLICANT(S):** 145 Alexanders Parkway, LLC  
**LANDOWNER(S):** 145 Alexanders Parkway, LLC  
**SUBJECT PROPERTY:** 141 Louisa Viens Drive  
**ASSESSOR'S INFO:** GIS MAP 36, LOT 2.1  
**ZONING DISTRICT:** Industrial  
**REQUEST:** Construction of a 22,400-sf steel building for lease spaces, potential uses include contractor Businesses & Trucking Businesses (NO Trucking Terminals)  
**REGULATIONS:** Section 430 – Industrial; Section 430.1.2.c – Freight and materials trucking business and terminals; Section 430.1.2.j – Contractors Businesses (w/conditions listed)  
Article VII – Special Permit, Section 700 – et sec.  
Section 470 – Site Plan Review

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**COMMENTS ABOUT THIS APPLICATION**

**Documents attached hereto:**

- 1) Special Permit Application – fee paid in full;
  - 2) Site Plan Application (not attached hereto) – was same information as Special Permit – fee paid in full;
  - 3) Memorandum from David Capacchione, Town Engineer – Comments regarding application;
  - 4) GIS Site Location Map;
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**LEGAL NOTICES UNDER COVID-19 GOVERNOR EXECUTIVE ORDER**

- 1) Hearing Notices were published on the Town's Website, and filed with the Town Clerk on May 1, 2020;
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**OTHER REQUIRED APPROVALS**

- 1) Water Company – Approval is Pending;
  - 2) Water Pollution Control Authority – Approval is Pending;
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**STAFF COMMENTS AND SUGGESTIONS**

- 1) Suggested that commission members pay close attention to the comments made by the Town Engineer;  
\* Some comments require additional information and/or corrections to the plans
  - 2) Section 430.1.2. – has certain conditions listed which the commission may want to verify will be followed;
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Special Permit Appl. # 20-1240  
Date Submitted 3/12/20  
Received by Comm. 3/16/20  
Fee \$585 - PD. 3/12/20  
(Check # 25341 - Desmarais + Sons, Inc)

**SPECIAL PERMIT APPLICATION**

Procedures for Special Permit are explained in Article VIII of the Zoning Regulations.

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

Applicant's Name 145 ALEXANDRE BARRETT, LLC Date 3/11/2020  
Phone Number 860 774-2034 Cell Number 860 234-7990 Email: DAVE.DESMARAIS@GMAIL.COM  
Address 145 COUNTRY CLUB ROAD, KILLINGLY 06241  
Owner of Land SAME Date \_\_\_\_\_

Address \_\_\_\_\_  
(Provide an authorization letter from the property owner if applicant and owner are different)

**Location of Property**

# and Street 141 LOUISA VIEWS DRIVE  
GIS MAP NUMBER 007551 LOT 2.1  
Zoning District INDUSTRIAL Lot Size 6.98 AC

**Proposed Activity (check all that apply):**

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

Other - Specify \_\_\_\_\_

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

Project Description: CONSTRUCTION OF A 22,900 S.F. STEEL BUILDING FOR LEASE SPACES. POTENTIAL USES INCLUDE CONTRACTOR BUSINESSES & TRUCKING BUSINESSES (NOT TRUCKING TERMINALS)

Please provide approval letters (and date of approval) from the following Commissions, Departments, and Agencies with this application (as applicable)

- a. Inlands Wetlands and Water Courses Commission  
Date of Approval N/A
- b. Zoning Board of Appeals  
Date of Approval N/A
- c. Northeast District Department of Health  
Date of Approval N/A
- d. Water Company  
Date of Approval PENDING
- e. Water Pollution Control Authority  
Date of Approval PENDING
- f. D.O.T. – submit letter of D.O.T. Review N/A
- g. Other miscellaneous Commissions, agencies (i.e., Department of Energy and Environmental Protection)
- h. Names and addresses of all abutting property owners (owners of record)

SEE ATTACHED

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Please note zoning regulation section(s) that requires a Special Permit application:

430.1.2C & 430.1.2J

Please provide the following information:

- a. Three copies of site plan – 24" X 36" at a scale of 1"=40' plus one 1/2-size or 11" x 17" copy (See Sections 720.1.1 and 470)
- b. Architectural Plans (See Section 720.1.2) PENDING
- c. Fee [\$525.00 or Amendments, Modifications or Additions to an approved Special Permit if property boundaries remain unchanged - \$425.00] Plus \$60.00 State Fee per application.

d. Name and Connecticut Registration Number of Land Surveyor and Professional Engineer – all final plans must have original signatures.

GREGG GLADDE, L.S. # 0070191

NORMAND TUNBEAULT JR, P.E. # 0022034

e. Name of Soil Scientist N/A

f. Soil Erosion and Sediment Control Plan

g. Detail drawings of catch basin, rip rap, erosion control measures,  bituminous concrete, lighting, curbing, signs, etc.

h. Drainage Calculations

i. Other studies such as traffic, lighting, noise, natural/cultural resources, etc. may be required depending on the scope of the project.

The undersigned hereby acknowledges that this application, to the best of his/her knowledge, conforms to the Zoning Regulations of the Town of Killingly and that approval of the plan is contingent upon compliance with all requirements of said Regulations. The undersigned hereby authorizes the Killingly Planning and Zoning Commission, or its agent(s), to enter upon the property for the purpose of inspection and enforcement of said Zoning Regulations.

Signed Dan Permon Date 3/9/2020  
(Applicant)

Signed Dan Permon Date 3/9/2020  
(Owner)

The undersigned warrants and guarantees that all of the improvements as shown on the final approved site plan map will be installed in a good and workmanlike manner, and individually and severally guarantee to provide all necessary funds with respect thereto.

Signed Dan Permon Date 3/9/2020  
(Applicant)

Signed Dan Permon Date 3/9/2020  
(Owner)



# Town of Killingly

Engineering Department  
172 Main Street, Killingly, CT 06239  
Phone 860-779-5360 Fax 860-779-5326

## MEMORANDUM

**TO:** Normand Thibeault Jr. P.E. Killingly Engineering Associates 114 Westcott Road, P.O. Box 421, Killingly Ct 06241, via email at nthibeault@killinglyea.com

**FROM:** David Capacchione, Town Engineer; Gary Martin, Assistant Town Engineer

**DATE:** February 27, 2020

**RE:** Proposed Industrial Building, Killingly Industrial Park 141 Louisa Viens Drive Killingly, Ct

**CC:** Ann Marie Aubrey Director of Planning and Development, Elsie Bisset, Director Economic Development, Jonathan Blake, Planner I, & Zoning Enforcement Officer; file

The Town Engineering department has received the following information for the subject project at our office through May 14, 2020:

Item 1: Set of four (4) drawings entitled "Proposed Industrial Building, Killingly Industrial Park, 141 Louisa Viens Drive Killingly, Connecticut" Plan Prepared for 145 Alexander Parkway, LLC prepared by Killingly Engineering Associates 114 Westcott Road, P.O. Box 421 Killingly Connecticut 06241 and dated March 2020.

We have reviewed the item listed above and have the following comments pursuant to the Inland Wetland & Planning and Zoning Commissions:

Comments:

1. Please provide pre and post development drainage calculations for the project demonstrating adequate capacity and no adverse impacts to the road or abutting properties.
2. Please place the sanitary sewer in the middle of the easement with a note that if monumentation is disturbed during installation it is to be reset by a licensed land surveyor.
3. Please indicate how salt will be contained while loading and unloading.

SPEC. PLAN # 20-1240 SITE PLAN # 20-1239



4. Unrecoverable edge of driveway slopes (4:1 or greater) need to have guiderails.
5. Please modify the sewer trench detail to include warning tape.
6. The proposed driveway on the east side of the property is on Town property. If the driveway is to remain in that location an easement needs to be in place, or the applicant needs to obtain ownership of the parcel. It was my understanding that that an access road was to be provided to the remaining Town property.
7. Currently there is a \$700 fee per unit for access to the sanitary sewer system. This fee may increase.
8. Please contact the sewer department prior to any connections. Permits will be required. Any connections not witnessed and backfilled may be required to be uncovered for inspection.
9. Please provide AS-Built drawings upon completion of the project in both Hard Copy and in Auto Cad.

Please contact the Town of Killingly Engineering Office at (860) 779-5360 if you have any questions or need additional information. We will be happy to meet with you to discuss the above referenced project.

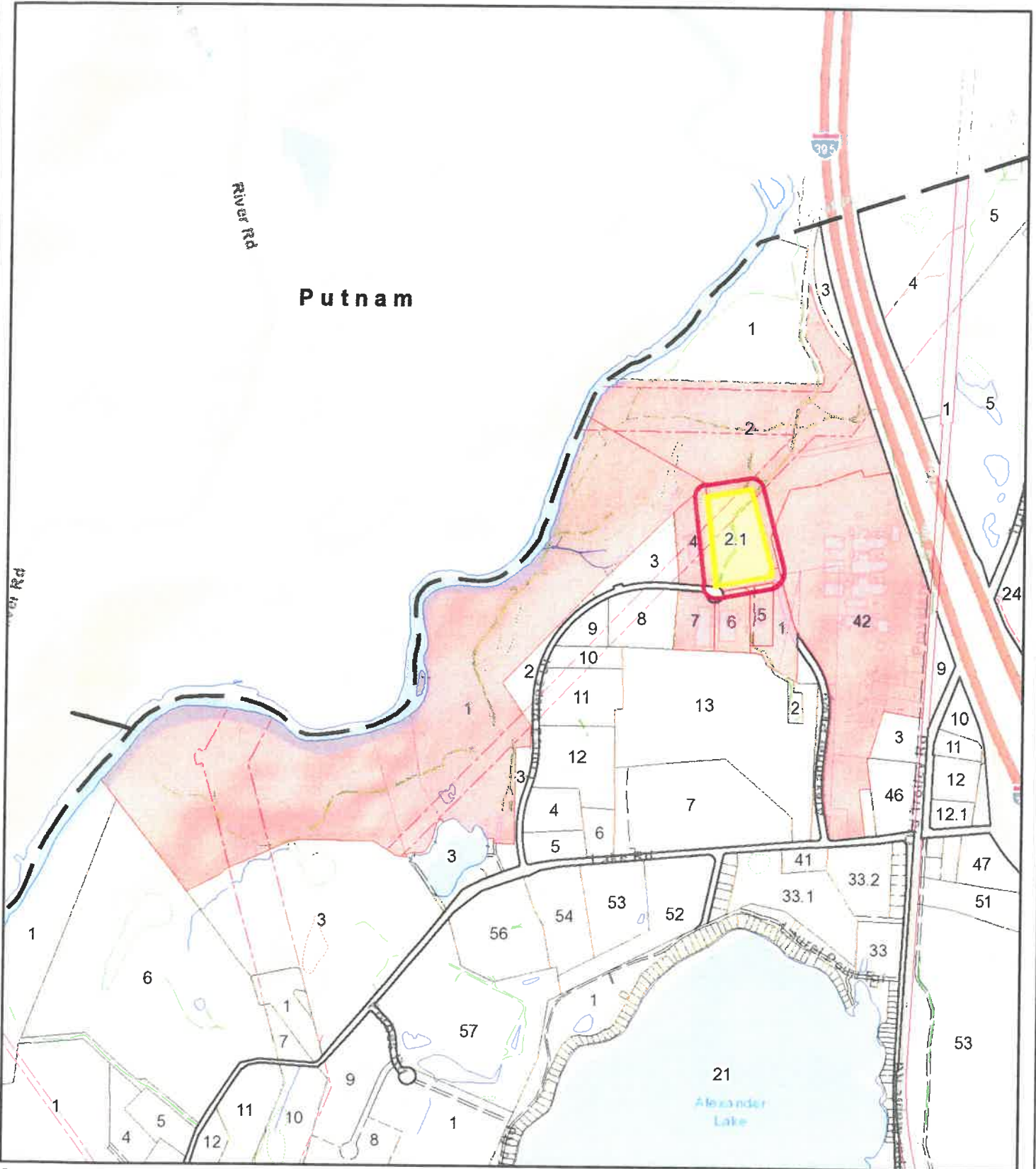


Killingly, CT

1 inch = 1122 Feet



March 11, 2020



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

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

3) **Special Permit Application #20-1242**; Snake Meadow Club, Inc; excavation of approximately 373,000 CY of sand and gravel from approximately 19 acres of land; 567 Hubbard Road; GIS MAP 255; LOT 10; ~34 acres; Rural Development.

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**APPLICANT(S):** Snake Meadow Club, Inc.  
**LANDOWNER(S):** Snake Meadow Club, Inc.  
**SUBJECT PROPERTY:** 567 Hubbard Road  
**ASSESSOR'S INFO:** GIS MAP 255, LOT 10  
**ZONING DISTRICT:** Rural Development  
**REQUEST:** Earth Filling & Excavation; excavation of approximately 373,000 CY of sand and gravel from approximately 19 acres of land  
**REGULATIONS:** Article VII – Special Permit, Section 700 – et sec.  
Section 560 – Earth Filling and Excavation

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**COMMENTS ABOUT THIS APPLICATION**

**Documents attached hereto:**

- 1) Special Permit Application – fee paid in full;
- 2) Email from David Held to Ann-Marie Aubrey, dated March 23, 2020 – transmittal letter

The following were added by staff

- 3) Memorandum dated 05/15/2020 from David Capacchione, TOK Engineer
  - 4) Email dated 05/01/2020 from Jonathan Blake re: IWWC issues and concerns (no response to date)
  - 5) GIS site location map;
  - 6) Recording Sheet for prior approval (application #15-1119) shows conditions;
  - 7) Approval letter dated November 17, 2015 for prior approval;
  - 8) Transmittal letter dated October 14, 2020 for prior application, explains their (prior) intent)
- =====

**LEGAL NOTICES UNDER COVID-19 GOVERNOR EXECUTIVE ORDER**

- 1) Hearing Notices were published on the Town's Website, and filed with the Town Clerk on May 1, 2020;
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**OTHER REQUIRED APPROVALS**

- 1) Inland Wetlands and Water Courses – approval from prior application may still be in effect; please see email From Jonathan Blake date 05/01/2020 listed above. As of this writing there has been no response from Mr. Held
  - 2) During prior application process the site was studied by the Public Archaeology Laboratory – they took two test sites (test pit on narrow ridge crest and forested knoll, north of fieldstone property boundary wall) – it was determined that both sites “do not represent a significant cultural resource”
- 

**STAFF COMMENTS AND SUGGESTIONS**

- 1) Staff has some concerns regarding this application which can be best explained – it appears that even though this should be a brand-new application, and that all the criteria for such an application is clearly listed in

the regulations which were updated, approved, and put into effect in 2017, it appears that some of those requirements were not shown on the plans, nor were they responded to in the transmittal letter from the engineer. Some of those concerns are listed below. Staff will be at the meeting to answer any questions.

2) Staff has a concern that the plans do show the boundary of the proposed gravel operation, when our regulations clearly state that no operation is to go closer than 50 feet to an abutting property line, or within 150 feet of a private residence;

3) Staff is also concerned that the plans do not show a maintenance plan for containment of the berm as requested under the prior approval;

4) Staff does not have "Evidence of lots 567 Hubbard Road and 377 Snake Meadow Road as being merged as requested under the prior approval";

5) **Commission must be aware that a bond will be required**; however, we have not received any information from the applicant showing their proposed amount for the Town's Engineer to review and approve, etc.; as staff believes the amount listed in the prior approval may need to be increased;

6) Staff reminds the commission that this application is a "new" application under the regulations that became effective on December 10, 2017 – this is not an extension – as all extensions under the prior application have been issued;

7) Staff reminds the commission that if they choose to continue any of the conditions under the prior application, they must make them as new conditions and state them during their motion;

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RECEIVED

MAR 24 2020

PLANNING & ZONING DEPT.  
TOWN OF MILLINGLY

Special Permit Appl. # 20-1242  
Date Submitted 3/23/20  
Received by Comm. \_\_\_\_\_  
Fee \$585 - pd. 3/25/20  
(Check # 001379)

**SPECIAL PERMIT APPLICATION**

Procedures for Special Permit are explained in Article VIII of the Zoning Regulations.

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

Applicant's Name Snake Meadow Club, Incorporated Date 3/20/2020

Phone Number \_\_\_\_\_ Cell Number 860-428-3896 Email: kbrignole@spauldingagents.com

Address P.O. Box 236, Central Village, CT 06332-0236

Owner of Land Snake Meadow Club, Incorporated Date 3/20/2020

Address P.O. Box 236, Central Village, CT 06332-0236

(Provide an authorization letter from the property owner if applicant and owner are different)

**Location of Property**

# and Street 567 Hubbard Road

GIS MAP NUMBER 255 LOT 10

Zoning District RD Lot Size 34+/- acres

**Proposed Activity (check all that apply):**

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

Other - Specify \_\_\_\_\_

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

Project Description: Excavation of approximately 373,000 CY of sand and gravel from approximately

19 acres of land.

Please provide approval letters (and date of approval) from the following Commissions, Departments, and Agencies with this application (as applicable)

- a. **Inlands Wetlands and Water Courses Commission**  
Date of Approval 10/5/2015 (application #15-1413)
- b. **Zoning Board of Appeals**  
Date of Approval \_\_\_\_\_
- c. **Northeast District Department of Health**  
Date of Approval \_\_\_\_\_
- d. **Water Company**  
Date of Approval \_\_\_\_\_
- e. **Water Pollution Control Authority**  
Date of Approval \_\_\_\_\_
- f. **D.O.T. – submit letter of D.O.T. Review**
- g. **Other miscellaneous Commissions, agencies (i.e., Department of Energy and Environmental Protection)**
- h. **Names and addresses of all abutting property owners (owners of record)**  
see attached list  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please note zoning regulation section(s) that requires a Special Permit application:

Section 560  
\_\_\_\_\_

Please provide the following information:

- a. **Three copies of site plan – 24" X 36" at a scale of 1"=40' plus one 1/2-size or 11" x 17" copy (See Sections 720.1.1 and 470)**
- b. **Architectural Plans (See Section 720.1.2)**
- c. **Fee [\$525.00 or Amendments, Modifications or Additions to an approved Special Permit if property boundaries remain unchanged - \$425.00] Plus \$60.00 State Fee per application.**

- d. **Name and Connecticut Registration Number of Land Surveyor and Professional Engineer – all final plans must have original signatures.**

David J. Held, P.E., L.S. #24267

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- e. **Name of Soil Scientist** Joseph Theroux
- f. **Soil Erosion and Sediment Control Plan**
- g. **Detail drawings of catch basin, rip rap, erosion control measures, bituminous concrete, lighting, curbing, signs, etc.**
- h. **Drainage Calculations**
- i. **Other studies such as traffic, lighting, noise, natural/cultural resources, etc. may be required depending on the scope of the project.**

The undersigned hereby acknowledges that this application, to the best of his/her knowledge, conforms to the Zoning Regulations of the Town of Killingly and that approval of the plan is contingent upon compliance with all requirements of said Regulations. The undersigned hereby authorizes the Killingly Planning and Zoning Commission, or its agent(s), to enter upon the property for the purpose of inspection and enforcement of said Zoning Regulations.

Signed  Date 3/20/2020  
Treasurer (Applicant) Snake Meadow Club, Inc.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
(Owner)

The undersigned warrants and guarantees that all of the improvements as shown on the final approved site plan map will be installed in a good and workmanlike manner, and individually and severally guarantee to provide all necessary funds with respect thereto.

Signed  Date 3/20/2020  
Treasurer (Applicant) Snake Meadow Club, Inc.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
(Owner)

## Diane Guertin

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**From:** David Held <dheld@prorovinc.com>  
**Sent:** Monday, March 23, 2020 8:04 AM  
**To:** Ann-Marie Aubrey  
**Cc:** Jonathan Blake; Diane Guertin; kbrignole@spauldingagents.com  
**Subject:** Snake Meadow Club, Incorporated - excavation permit application  
**Attachments:** 203011 PLANS signed.pdf; signed special permit application.pdf; Abutters 3-23-20.pdf

Hi Ann-Marie,

Attached, please find a digitally signed PDF plan set, signed application form and abutter list for the continuation of the gravel excavation at the Snake Meadow Club. The live signed application form as well as the application fee were mailed to your office on Friday by Kevin Brignole (Snake Meadow Club treasurer). You will note that the proposed excavation grading and limits of work are essentially the same as what was approved in 2015. The 2015 wetlands permit is still valid through November of this year and we will be submitting a request to the IWWC to extend the existing permit for an additional five years. There are a few minor changes in the restoration grading within the IWWC regulated area to reflect the removal of some previously existing material stockpiles.

Given the current circumstances, I would suggest that if a property inspection is desired, you can contact either Kevin or me and most likely complete the inspection on your own. If you would prefer that I am present, I can probably accommodate that, but and we can just shout at each other from a distance.

Please let me know if there's anything else you need and what our application process may look like moving forward. It may be particularly helpful if you have an understanding yet of what the Town's protocol will be with handling applications and meetings (waiting the allotted 90 days and reevaluating or trying remote or online public meetings).

Thanks.

David J. Held, P.E., L.S.  
Provost & Rovero, Inc.  
57 East Main Street  
P.O. Box 191  
Plainfield, CT 06374  
Phone (860) 230-0856  
Cell (860) 234-3183  
Fax (860) 230-0860  
[dheld@prorovinc.com](mailto:dheld@prorovinc.com)  
[www.prorovinc.com](http://www.prorovinc.com)





# Town of Killingly

Engineering Department  
172 Main Street, Killingly, CT 06239  
Phone 860-779-5360 Fax 860-779-5326

## MEMORANDUM

**TO:** David Held, P.E., L.S. Provost & Rovero, Inc. 54 East Main Street, P.O. Box 191, Plainfield, Connecticut 06374, via email at [dheld@prorovinc.com](mailto:dheld@prorovinc.com)

**FROM:** David Capacchione, Town Engineer; Gary Martin, Assistant Town Engineer

**DATE:** May 15, 2020

**RE:** Proposed Gravel Excavation, Snake Meadow Club, Killingly Ct

**CC:** Ann Marie Aubrey Director of Planning and Development, Elsie Bisset, Director Economic Development, Jonathan Blake, Planner I, & Zoning Enforcement Officer; file

The Town Engineering department has received the following information for the subject project at our office through May 14, 2020:

Item 1: Set of eight (8) drawing(s) entitled "Proposed Gravel Excavation. Snake Meadow Road & Hubbard Road Killingly Connecticut prepared by Provost & Rovero, Inc. 54 East Main Street, P.O. Box 191, Plainfield Connecticut 06374 and dated March 20, 2020.

We have reviewed the item listed above and have the following comments pursuant to the Inland Wetland & Planning and Zoning Commissions:

### Comments:

1. I believe this is a continuation of a previously approved gravel operation. Therefore, bonding amount, areas of disturbance and restoration will need to be reviewed.
2. An anti-tracking pad will need to be installed during construction.

Please contact the Town of Killingly Engineering Office at (860) 779-5360 if you have any questions or need additional information. We will be happy to meet with you to discuss the above referenced project.

## Jonathan Blake

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**From:** Jonathan Blake  
**Sent:** Friday, May 01, 2020 10:25 AM  
**To:** David Held  
**Cc:** kbrignole@spauldingagents.com; Ann-Marie Aubrey  
**Subject:** RE: Snake Meadow Club IWWC permit extension

David,

I will forward your request for a five year extension to the board for their next regular meeting which will be on June 1<sup>st</sup> as the May 4<sup>th</sup> has been canceled. Looking back on the IWWC records I have application 15-1413 approval from October 2015, as you know under CGS 22a-42a(d)(2) the wetlands commission is obliged to grant renewals unless they find *“Any such permit shall be renewed upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances which requires a new permit application...”*.

At first breath this appears to be the same general operation as the 2015 application but I did notice a difference in the phasing as outlined below; could you please explain the reasoning (changing the phase numbering and areas). Additionally there appears to be an additional 0.8 acres in the 2020 application vs the 2015 approval can you please explain this discrepancy. This information will need to be given to the Wetlands Commission to ensure that they can determine if no substantial change has occurred.

### 2015 Approval (Sheet 2 of 7 dated 12/9/2015)

Phase 1A – 2.1 acres (9,000 CY)  
Phase 1B – 2.6 acres (56,000 CY)  
Phase 2 – 2.8 acres (115,000 CY)  
Phase 3 – 2.9 acres (110,000 CY)  
Phase 4 – 2.8 acres (78,000 CY)  
Phase 5 – 2.4 acres (44,000 CY)  
Phase 6 – 2.0 acres (33,000 CY)  
Totals = 17.6 acres (445,000 CY)

### 2020 Application – Note the phase areas and numbers differ (Sheet 3 of 8 dated 3/20/2020)

Phase 1 – 2.6 acres (4,000 CY)  
Phase 2 – 2.3 acres (3,000 CY)  
Phase 3 – 1.9 acres (51,000 CY)  
Phase 4 – 2.0 acres (48,000 CY)  
Phase 5 – 1.9 acres (72,000 CY)  
Phase 6 – 2.0 acres (25,000 CY)  
Phase 7 – 1.7 acres (30,000 CY)  
Phase 8 – 4.0 acres (140,000 CY)  
Totals = 18.4 acres (373,000 CY)

For Zoning see the below comments (this is after a quick review)

- On Sheet 6 of 8 – Cross Section A-A depicts a 3:1 slope on proposed grade; Section 560.7.m (TOK Zoning Regulations) limits max slope to 2.5:1
- On Sheet 7 of 8 – Cross Section B-B depicts a 3:1 slope on proposed grade; Section 560.7.m (TOK Zoning Regulations) limits max slope to 2.5:1
- On sheet 8 of 8 – Vegetative cover calls for 4” of topsoil; Section 560.7.2a (TOK Zoning Regulations) calls for 6” min.



# 567 Hubbard Road

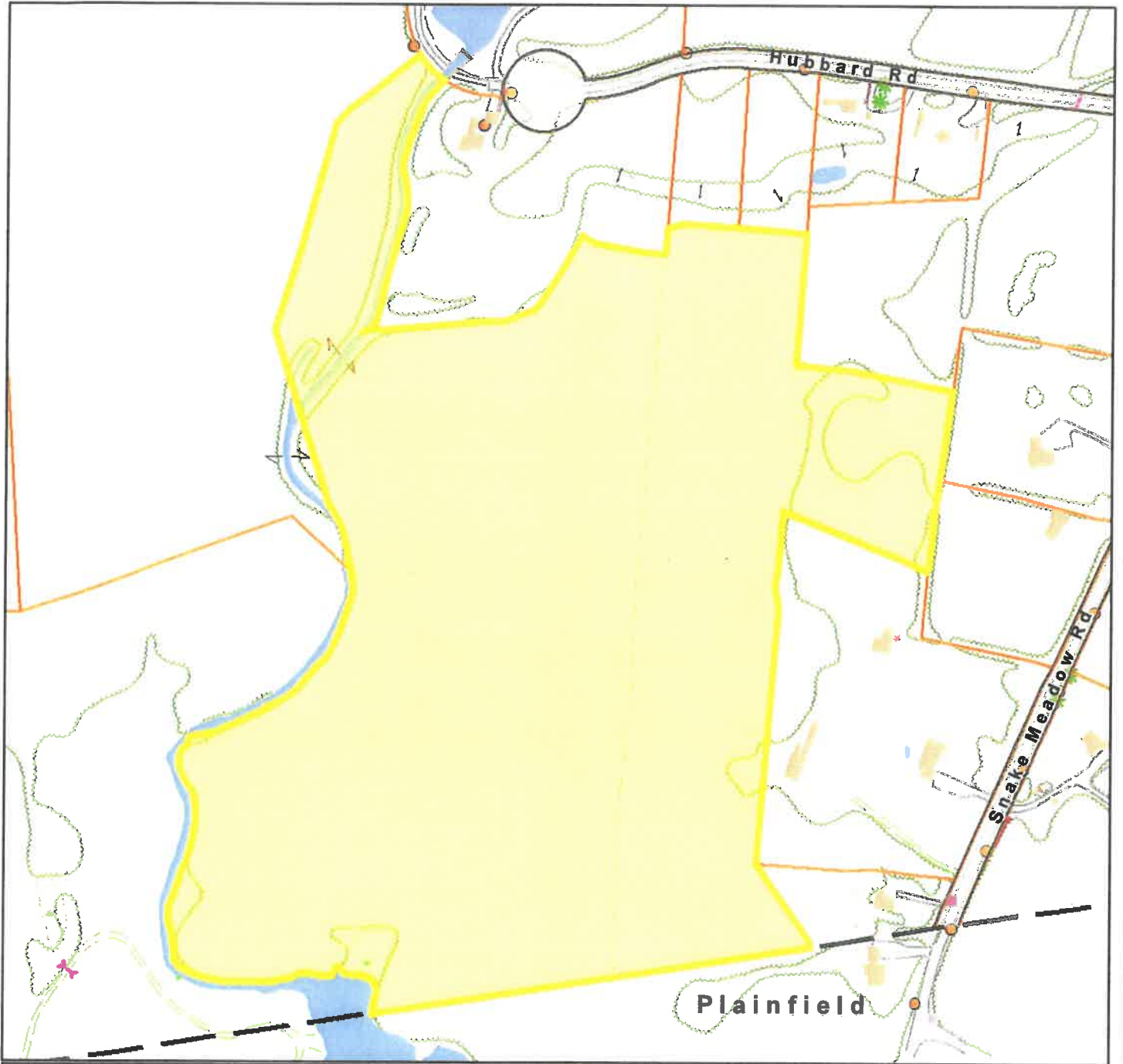
Killingly, CT



1 inch = 280 Feet



May 14, 2020



#15-1119 / 20-1212  
etel-de / bl11-51#

Large Scale	PROPERTYLINE	TRACT LINE	Water-poly	Bridge
CAI Town Line	PWATER	TRAIL	Catch Basin	Fence
Street Names	ROAD	WETLAND	Tree	Treeline
PROPERTYLINE	DAM	Buildings	Utility Pole	Retaining Wall
PWATER	Property Hook	Right of Ways	Signs	Culvert
ROAD	RW	Wet Areas	Edge of Pavement	

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

TOWN OF KILLINGLY

FILE COPY

The Killingly Planning and Zoning Commission, in accordance with the provisions of Public Act Number 75-317, State of Connecticut, took the following action on November 16, 2015.

Approved with Conditions Special Permit Application #15-1119 of Snake Meadow Club, Inc. for restoration and permitting of a gravel operation; 567 Hubbard Road; GIS Map 255; Lot 10; 12.1 acres; Rural Development Zone.

said action is hereby submitted to the Office of the Killingly Town Clerk for recording within the Killingly Land Records (and indexing within the grantor's index).

1. Description of premises:

567 Hubbard Road; GIS Map 255; Lot 10; 12.1 acres; Rural Development Zone.

2. Special Permit Application:

Section 560.6 – for restoration and permitting of a gravel operation

3. Conditions of Approval:

- Maintenance plan for containment of the berm be added to the plans;
- Evidence of lots 567 Hubbard Road and 377 Snake Meadow Road being merged be provided to Staff;
- Emergency contact name and phone number for both the club and the contractor be provided to Staff;
- Requirement for A-2 Survey waived;
- Hours of operation shall be limited to 7:00am to 4:00 pm Monday through Friday; 7:00 am to 12:00 pm on Saturdays; with no work to be performed on Sunday;
- Insurance bond shall be posted in the amount of \$9,500.00 per acre; and
- No more than three (3) acres shall be open to active excavation at any one time.

4. Zoning by-law, ordinances or regulation which is varied, altered, or to which special permit is granted:

Section 560.6 – for restoration and permitting of a gravel operation

5. Name(s) of Owner:

Snake Meadow Club  
P.O. Box 236  
Central Village, CT 06332

#15-1119

This information is certified by

  
\_\_\_\_\_  
Authorized Signature  
Karen A. Clark

12-22-2015  
\_\_\_\_\_  
Date

ZED / CZET  
\_\_\_\_\_  
Position



# TOWN OF KILLINGLY

**PLANNING & DEVELOPMENT OFFICE**  
172 Main Street, P.O. Box 6000, Killingly, CT 06239  
Tel: 860-779-5311 Fax: 860-779-5381

November 17, 2015

CERTIFIED MAIL

Snake Meadow Club  
PO Box 236  
Central Village CT, 06332

Dear Gentlemen:

On November 16, 2015 and pursuant to Section 8-3(g) of the Connecticut General Statutes and Earth Excavation Section 560 of the Killingly Zoning Regulations, the Planning and Zoning Commission approved with modifications your Special Permit Application #15-1119 for Section 560.6 – Filling and Excavation Operations; 567 Hubbard Road; 12.1+/- acres; Rural Development Zone.

The following modifications were applied to your approval:

- Provide staff with filed deed showing the merger of 567 Hubbard Road and 377 Snake Meadow Road.
- Submit plans with a detail showing a maintenance schedule for the proposed detention berm.
- Provide staff with contact information both from the club and the contractor excavating the site.
- A waiver of an A-2 survey was granted.
- Hours of work shall be limited to 7 AM to 4 PM Monday through Friday; Saturday from 7 AM to 12 PM; with no work to be performed on Sunday.
- An insurance bond shall be posted in the amount of \$9500 per acre; and
- No more than 3 acres shall be open to active excavation at any one time.

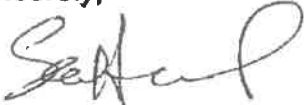
The decision legal notice was published in the Norwich Bulletin on November 18, 2015. The 15-day appeal period commenced on that date and expires on December 3, 2015. In addition to compliance with approval modifications, the approval does not become official until a recording sheet is filed with the Town Clerk. The recording sheet can be filed at the completion of the 15-day appeal period (on or after December 4, 2015). If you wish, upon receipt of a check for \$53.00 for the first page and \$5.00 for each additional page, this office will file the recording sheet for you. Please note that Town Hall will be closed on December 25, 2015 and January 1, 2016 during the holiday season. Revised mylars and plan copies must also be provided, with the appropriate fee, for endorsement and then filed in the Town Clerk's Office.

PRIOR APPLICATION #15-1119

Once the required filings are completed, please contact Zoning Enforcement Officer, Karen Clark for a zoning permit. In the interim, prep work not involving the placement of structures or requiring additional building permits can begin on the project at the applicant's assumed risk. The current approval of this application does not abrogate your responsibility to obtain permits that may be required from other local, state, or federal agencies, including building construction or renovation permits and compliance with fire code requirements, prior to the commencement of your project.

If you have any questions regarding this matter, please contact me at 860-779-5311, Monday, Wednesday and Thursday, 8:00 AM to 5:00 PM; Tuesday 8:00 AM to 6:00 PM; and Friday 8:00 AM to 12:00 PM. Voice mail is available after normal business hours. Much success on your current project.

Sincerely,



**Sean Hendricks**

**Town Manager / Acting Director of Planning and Development**

cc: **Eric Rumsey, Planner I (email)**  
**Karen Clark, Zoning Enforcement Officer (email)**  
**Tracy Bragg, Building Official (email)**  
**Randy Burchard, Fire Marshal (email)**  
**David Capacchione, PE, Town Engineer (email)**  
**Gary Martin, Assistant Town Engineer (email)**  
**David Held, PE, Provost and Rovero, INC**

# Provost & Rovero, Inc.

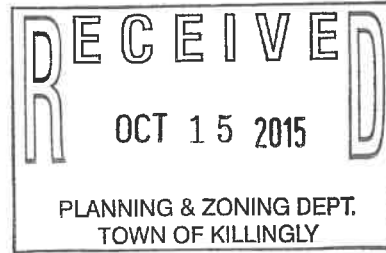
Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

P.O. Box 191  
57 East Main Street  
Plainfield, CT 06374

Telephone (860) 230-0856  
Fax (860) 230-0860  
www.prorovinc.com

October 14, 2015

**Snake Meadow Club, Inc.**  
**Proposed Gravel Excavation Expansion**  
**Application Narrative**



#15-119

The Snake Meadow Club, Inc. (Club) has been excavating sand and gravel from the property at 377 Snake Meadow Road for many years. This property is bisected by the Killingly/Plainfield town line. The most recent excavation activity has taken place in Killingly without any approvals from either the Killingly Inland Wetlands & Watercourses Commission or Planning & Zoning Commission. In response to a notice of violation and cease and desist order from the Town of Killingly, the Club has submitted a separate special permit application for restoration of previously excavated areas in the Town of Killingly. The restoration will include the removal of additional sand and gravel material to obtain the necessary grades to maximize creation of the desired upland game bird and wildlife habitat. The activities proposed as part of the restoration as Phase 1A and Phase 1B on the attached site plans.

This special permit application seeks to expand the existing excavation area into approximately 15 acres of additional land owned by the Club. The excavation and subsequent restoration would be completed in phases not to exceed 5 acres. The restoration measures applied to the expansion would be the same as those applied to the existing excavation.

If the Town desires to maintain a bond for the restoration work on the property, we would suggest a bond amount of \$5,000 to \$8,000 per acre which would cover the cost of spreading stockpiled topsoil and seeding with a suitable permanent cover mix. We would further suggest that the bond amount be commensurate with the amount of area open at any particular time.

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

4) **Special Permit Application #20-1243**; Desmarais & Sons, Inc.; import of earth products for processing and screening; 145 Alexander Parkway; GIS MAP 36; Lot 1; ~26 acres; Industrial Zone.

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**APPLICANT(S):** Desmarais & Sons, Inc.  
**LANDOWNER(S):** 145 Alexander Parkway, LLC  
**SUBJECT PROPERTY:** 145 Alexander Parkway / Louisa Viens Drive  
**ASSESSOR'S INFO:** GIS MAP 36, LOT 1, ~26 acres  
**ZONING DISTRICT:** Industrial Zone  
**REQUEST:** Applicant proposes to import earth products from other applicant owned/operated projects for processing and screening. Materials may include topsoil, sand & gravel or reclaimed pavement. This is a modification of a previously approve special permit #18-1197.  
**REGULATIONS:** Article VII – Special Permit, Section 700 – et sec.  
Section 560 – Earth Filling and Excavation  
Section 560.5.c – (page 6) – Importation of material for sale or processing shall be allowed in Industrial Zones only, except as otherwise stated in these regulations.

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**COMMENTS ABOUT THIS APPLICATION**

**Documents attached hereto:**

- 1) Special Permit Application – fee paid in full;
  - 2) GIS site location map;
  - The following was added by staff -
  - 5) Approval letter dated July 30, 2018 – which states all the conditions of approval;
- =====

**LEGAL NOTICES UNDER COVID-19 GOVERNOR EXECUTIVE ORDER**

- 1) Hearing Notices were published on the Town's Website, and filed with the Town Clerk on May 1, 2020;
- 
- 

**OTHER REQUIRED APPROVALS**

- 1) At present, it appears that all other approvals are current and up to date.
- 
- 

**STAFF COMMENTS AND SUGGESTIONS**

- 1) As of this writing – staff has not received comments back from the Town Engineer;
  - 2) This is a modification of a previously approved special permit;
  - 3) The commission may consider if they choose to require additional conditions at this time;
  - 4) The commission should state that all conditions presently in place shall continue along with this modification;
- 
-



Special Permit Appl. # 20-1243  
Date Submitted APRIL 14, 2020  
Received by Comm. APRIL 20, 2020  
Fee \$585.00 (CHK 25382)  
Joint Hearing - 5/18/2020

**SPECIAL PERMIT APPLICATION**

Procedures for Special Permit are explained in Article VIII of the Zoning Regulations.

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

Applicant's Name DESMARAIS & SONS, INC Date 4/11/2020

Phone Number 603-774-2034 Cell Number 603-234-7998 Email: \_\_\_\_\_

Address 139 COUNTRY CLUB ROAD

Owner of Land 145 ALEXANDER PARKWAY, LLC Date 4/11/2020

Address 145 COUNTRY CLUB ROAD, KILLINGLY, CT 06241  
(Provide an authorization letter from the property owner if applicant and owner are different)

**Location of Property**

145 # and Street ALEXANDER PARKWAY

GIS MAP NUMBER 36 LOT 1

Zoning District INDUSTRIAL Lot Size 26.2 ± AC

**Proposed Activity (check all that apply):**

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

Other - Specify \_\_\_\_\_

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

Project Description: APPLICANT PROPOSES TO IMPORT EARTH PRODUCTS

FROM OTHER APPLICANT OWNED / OPERATED PROJECTS FOR  
CROSSING & SCREENING. MATERIALS MAY INCLUDE TOPSOIL,  
SANDS & GRAVELS OR RECLAIMED PAVEMENT. THIS IS A MODIFICATION  
OF A PREVIOUSLY APPROVED PERMIT.

PRIOR FILE # 18-1097

Please provide approval letters (and date of approval) from the following Commissions, Departments, and Agencies with this application (as applicable)

- a. Inlands Wetlands and Water Courses Commission  
Date of Approval N/A
- b. Zoning Board of Appeals  
Date of Approval N/A
- c. Northeast District Department of Health  
Date of Approval N/A
- d. Water Company  
Date of Approval N/A
- e. Water Pollution Control Authority  
Date of Approval N/A
- f. D.O.T. – submit letter of D.O.T. Review N/A
- g. Other miscellaneous Commissions, agencies (i.e., Department of Energy and Environmental Protection)
- h. Names and addresses of all abutting property owners (owners of record)  
SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please note zoning regulation section(s) that requires a Special Permit application:

SECTION 560 - EARTH FILLING & EXCAVATION

Please provide the following information:

- a. Three copies of site plan – 24” X 36” at a scale of 1”=40’ plus one ½-size or 11” x 17” copy (See Sections 720.1.1 and 470)
- b. Architectural Plans (See Section 720.1.2) N/A
- c. Fee [\$525.00 or Amendments, Modifications or Additions to an approved Special Permit if property boundaries remain unchanged - \$425.00] Plus \$60.00 State Fee per application. ✓

- d. Name and Connecticut Registration Number of Land Surveyor and Professional Engineer – all final plans must have original signatures.  
Gregg A. Glavin # 70191  
Normano Turbeault Jr # 22834
- e. Name of Soil Scientist N/A
- f. Soil Erosion and Sediment Control Plan
- g. Detail drawings of catch basin, rip rap, erosion control measures, bituminous concrete, lighting, curbing, signs, etc.
- h. Drainage Calculations PREVIOUSLY APPROVED
- i. Other studies such as traffic, lighting, noise, natural/cultural resources, etc. may be required depending on the scope of the project.

The undersigned hereby acknowledges that this application, to the best of his/her knowledge, conforms to the Zoning Regulations of the Town of Killingly and that approval of the plan is contingent upon compliance with all requirements of said Regulations. The undersigned hereby authorizes the Killingly Planning and Zoning Commission, or its agent(s), to enter upon the property for the purpose of inspection and enforcement of said Zoning Regulations.

Signed Dale Desmarais Date 4/13/20  
 (Applicant)

Signed Ra Perma Date 4/13/20  
 (Owner)

The undersigned warrants and guarantees that all of the improvements as shown on the final approved site plan map will be installed in a good and workmanlike manner, and individually and severally guarantee to provide all necessary funds with respect thereto.

Signed Dale Desmarais Date 4/13/20  
 (Applicant)

Signed Ra Perma Date 4/13/20  
 (Owner)

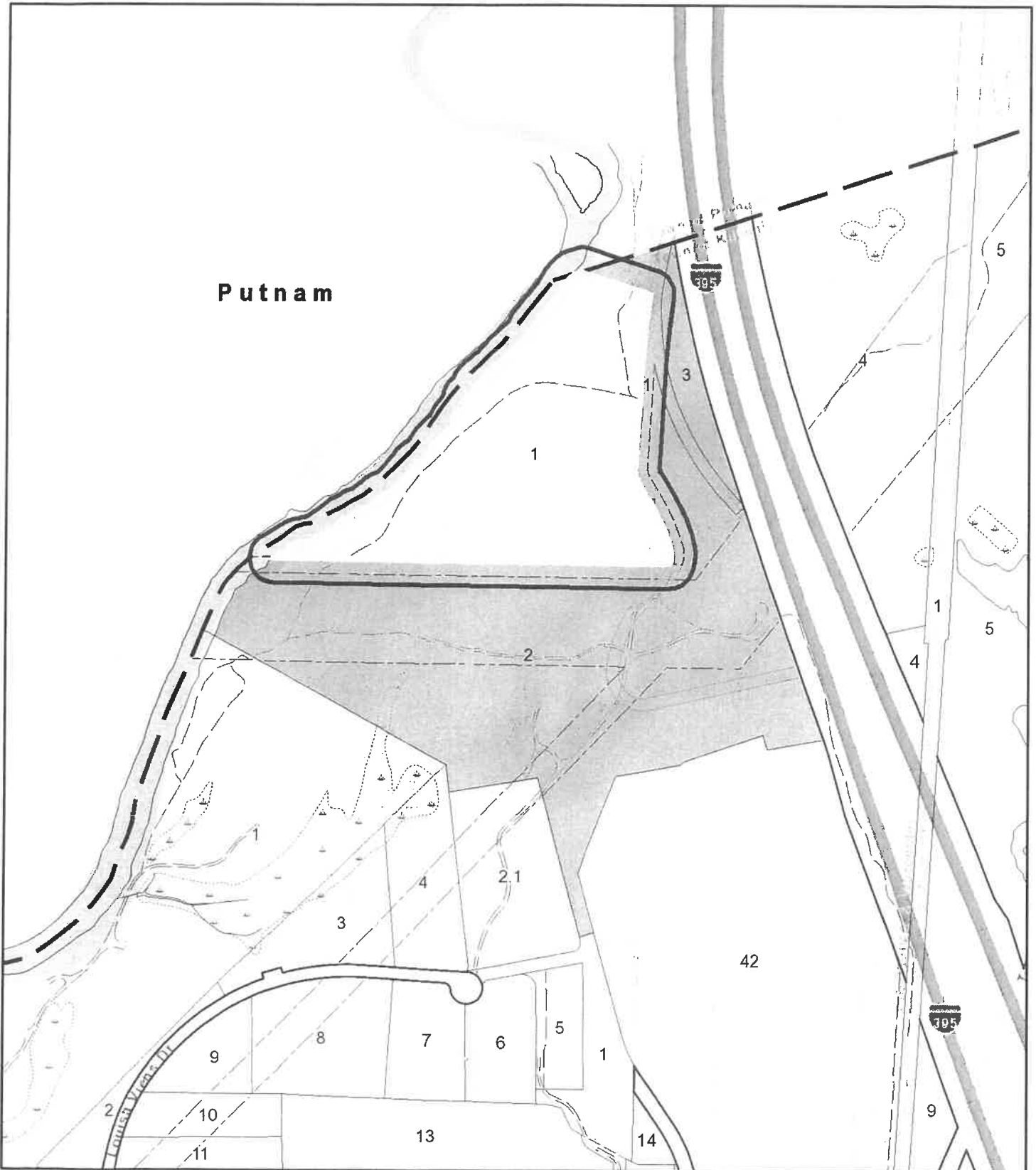


Killingly, CT

1 inch = 560 Feet



April 13, 2020



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



# TOWN OF KILLINGLY

## PLANNING & DEVELOPMENT OFFICE

172 Main Street, Killingly, CT 06239  
Tel: 860-779-5311 Fax: 860-779-5381

July 30, 2018

### CERTIFIED MAIL RETURN RECEIPT REQUESTED

No.: 7016 3560 0000 1709 4762

Dale Desmarais  
Desmarais & Sons, Inc.  
139 Country Club Road  
Killingly, CT 06241

Dear Mr. Desmarais:

At its regularly scheduled meeting held on Monday, July 16, 2018, the Killingly Planning & Zoning Commission **approved with conditions**; Special Permit Application #18-1197; Desmarais & Sons, Inc.; request permit for earth filling and excavation under Section 560 of the TOK Zoning Regulations; 145 Alexander Parkway; GIS MAP 36, Lot 1, ~26.1 acres; Industrial Zone.

**CONDITIONS OF APPROVAL** – 1) That the plan is corrected to show that the Conservation Easement is in place; 2) That the boulders be used as a natural barrier along the wood line; 3) That all slopes be loamed and seeded; 4) The proposed stockpiles within the archeological area are to be moved to the south side of the stone wall after the completion of Phase I in the event that there is further archeological value.

Please note, that under the **Earth Filling and Excavation Section 560.7 Performance Standards**, you are required to follow all of those performance standards throughout the time line of your operation.

**Legal Notice:** The decision legal notice was published in the Norwich Bulletin on Wednesday, July 18, 2018. In accordance with state statutes, a 15 day appeal period commenced on that date. The end of the **appeal period will be over at the end of business on Thursday, August 2, 2018.** No further gravel excavation can be done until the appeal period is over.

**Recording Sheet:** The approval does not become official until a recording sheet is filed with the Town Clerk's office after the completion of the appeal period, **on or after Friday, August 3, 2018.** If you forward a check, payable to the Town of Killingly, in the amount of \$65.00 this office will make sure the recording sheet gets filed in the Town Clerk's Office on your behalf.

**Next Renewal Date: Earth Filling and Excavation Section 560.9 Approval Criteria** – states as follows  
"e) No permit shall be issued by the P&Z Commission for a period exceeding thirty-six (36) months; but upon application, the permit may be renewed by the P&Z Commission for an additional three (3) years, for no more than a grand total of a thirty (30) year period...Any application to renew or amend an existing permit shall be filed with the P&Z Commission at least sixty-five (65) days prior to the expiration date for the permit."

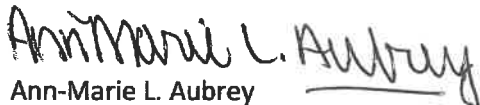
- 1) Expiration Date of this permit – July 16, 2021;
- 2) Date to file application to renew on or before – April 16, 2021\*

\*Of course, if the applicant is going to proceed with Phase 2 before that date, according to the conditions listed above, the applicant must renew its permit prior to the date listed above.

Your obligations: Issuance of a special permit approval by the Planning and Zoning Commission does not abrogate your responsibility to obtain permits that may be required from other local, state, or federal agencies prior to the commencement of your project.

If you have any questions regarding this matter, please feel free to contact me at 860-779-5311 during our normal business hours - Monday, Wednesday and Thursday 8:00 am to 5:00 pm; Tuesday 8:00 am to 6:00 pm; and Friday 8:00 am to 12:00 noon. Voicemail is available after hours if you need to leave a message.

Respectfully,



Ann-Marie L. Aubrey  
Director of Planning & Development

Cc: Eric Rumsey, Planner I / IWWA (email) Jonathan Blake, Planning Assist/ZEO (email)  
Tracy Bragg, Building Official (email) Randy Burchard, Fire Marshal (email)  
Diane Guertin, Adm. Secretary (email) Pat Colburn, Adm. Secretary (email)  
David Capacchione, Town Engineer (email) Gary Martin, Asst. Town Engineer (email)  
Mat Dube, Engineering Technician (email) Elsie Bisset, Dir. Economic Development (email)

- RENEWAL -

# 05-868

**ERNEST JOLY & SONS, INC.**

32 Beatrice Avenue  
Danielson, CT 06239  
860-774-3755 or 860-774-6877  
Fax: 860-774-7466

**RECEIVED**

MAR 17 2020

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

March 11, 2020

Planning and Zoning Commission  
172 Main Street  
Danielson, CT 06239

Dear Commission Members:

Ernest Joly & Sons Inc. is submitting this letter to renew our special permit. This permit is under section 560.3 Earth Removal, Filling and Regrading. The property is located at 605 Providence Pike, Tax map 224, Lot 14, 179+/- acres, Rural Development Zone.

At this time we are still working in the Phase II section and no changes have taken place on this property that would have any impact regarding this special permit.

If there are any questions or if any further information is required to help in the renewal process please contact me at 860 774-3755.

Thank you for your time and consideration regarding this renewal process.

Respectfully Submitted,

  
\_\_\_\_\_  
Rand Joly  
President



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION  
**MONDAY – APRIL 20, 2020\***

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

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2020 MAY 15 AM 10:30  
*Elizabeth M. Wilson*

**\*NOTE: THE MARCH 16, 2020 MEETING WAS CANCELED DUE TO COVID-19 CONCERNS**  
**THIS AGENDA CONTAINS ONLY THOSE PUBLIC HEARINGS PREVIOUSLY SCHEDULED AND**  
**NOTICED**

**Town Meeting Room, Second Floor**  
Killingly Town Hall  
172 Main St., Killingly

**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.**

**MINUTES**

I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:04 pm.

**ROLL CALL** – Brian Card, Virge Lorents, Sheila Roddy, Milburn Stone, Matthew Wendorf, Keith Thurlow. John Sarantopoulos joined the meeting at 7:05 p.m.

**Staff Present** – Ann-Marie Aubrey, Director of Planning and Development; David Capacchione, Town Engineer; Jonathan Blake, Staff.

**Also Present** – Bruce Woodis and David Smith of KWP Associates; Emma Gowden, Vision 3 Architects; Alan Carpenter, Vice President, CPH Corp.; Kevin Marcoux, Killingly High School Athletic Director; Andrew Dyjak, Principal, Field Turf; Dale Desmarais.

II. **ELECTION OF OFFICERS FOR 2020**

Ann-Marie Aubrey called for nominations for the position of Chair.

Motion was made by Virge Lorents to nominate Keith Thurlow as Chair of the PZC. Second by Milburn Stone. Mr. Thurlow accepted the nomination. There were no other nominations. Nominations were closed.

Roll Call Vote for Keith Thurlow for Chair: Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

Ann-Marie Aubrey called for nominations for the position of Vice Chair.

Motion was made by Keith Thurlow to nominate Brian Card as Vice Chair of the PZC. Second by Virge Lorents. Mr. Card accepted the nomination. There were no other nominations. Nominations were closed.

Roll Call Vote for Brian Card for Vice Chair: Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Keith Thurlow – yes, Brian Card – yes. Motion carried unanimously (5-0-0).



Ann-Marie Aubrey called for nominations for the position of Secretary.

Motion was made by Keith Thurlow to nominate Sheila Roddy as Secretary of the PZC. Second by Milburn Stone. Ms. Roddy accepted the nomination. There were no other nominations. Nominations were closed.

Roll Call Vote for Sheila Roddy for Secretary: Milburn Stone – yes; Keith Thurlow – yes; Brian Card – yes; Virge Lorents; Sheila Roddy – yes. Motion carried unanimously (5-0-0).

At this time, Ms. Aubrey noted that all Commission Members were present.

III. **SEATING OF ALTERNATES** - No Alternates were seated at this time. However, when Keith Thurlow recused himself, Alternates were seated as follows: Matthew Wendorf was seated for Motions 8, 12 and 16; John Sarantopoulos was seated for Motions 11 and 14.

IV. **AGENDA ADDENDUM** – None.

V. **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](mailto:publiccomment@killinglyct.gov) or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comments received prior to the meeting will be posted on the Town's website [www.killinglyct.gov](http://www.killinglyct.gov).

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

To join by phone please dial 1-408-418-9388; and use the access code 791-794-444.

At this time, Jonathan Blake explained that members of the public could make comments by dialing the above phone number and using the above access code. There were no comments from the public.

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

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

1) **Plan of Conservation and Development (POCD)** – The Commission has completed its review and re-write of the Town's Plan of Conservation and Development as required under State Statute. New Plan will cover 2020-2030; and if passed the effective date will be Monday, May 4<sup>th</sup>, 2020 at 12:01 am. – **CONT. FROM 02/18/2020 AND THE CANCELED 03/16/2020 MEETING DUE TO COVID-19.**

Ms. Aubrey explained that a member of the public (Killingly Conservation Commission) had requested edits at the February meeting and that a report (dated March 16, 2020) was included in packets to Commission Members. Ms. Aubrey and the Commission began reviewing the suggested changes.

Motion was made by Virge Lorents to accept #1 on the list of suggested edits to the POCD by Staff and a member of the public: On page 8, add a third paragraph to read, "The Killingly Conservation Commission conducts a number of public walks and scenic back road tours throughout the year." Second by Brian Card.

Roll Call Vote: Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

Brian Card suggested and there was agreement that Ms. Aubrey give her recommendations for each of the nineteen items in the report and then, afterwards, take a vote leaving out any items that the Commission disagrees with and vote on those independently. Ms. Aubrey read the report aloud. Ms. Aubrey stated that there was a list of items that the PZC had already reviewed with Economic Development. Ms. Aubrey reviewed a small list of corrections and a recommendation from Community Development for a graph which is needed for grant opportunity funding. Recommended corrections (page 69) from Connecticut Airport Authority.

Mr. Card commented that he agrees with all of Staff's recommendations, but he feels that #14 (adding a new action item) may be beyond what was public noticed. There was discussion. Ms. Aubrey explained that there was also another item and that there could be an additional hearing for the two amendments. There was agreement among the Commission.

Motion was made by Virge Lorents to close the public hearing for the review and re-write of the Town's Plan of Conservation and Development as required under State Statute. New Plan will cover 2020-2030. Second by Milburn Stone. No discussion.

Roll Call Vote: Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

2) **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building – **CONT. FROM THE CANCELED 03/16/2020 MEETING DUE TO COVID-19.**

Ms. Aubrey explained that a written request to continue to May 18<sup>th</sup> had been received.

Motion was made by Sheila Roddy to continue the public hearing for **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building – **CONT. FROM THE CANCELED 03/16/2020 MEETING DUE TO COVID-19**, to Monday, May 18, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Brian Card. No discussion.

Roll Call Vote: Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Virge Lorents – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

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

1) **Plan of Conservation and Development (POCD)** – The Commission has completed its review and re-write of the Town's Plan of Conservation and Development as required under State Statute. New Plan will cover 2020-2030; and if passed the effective date will be Monday, May 4<sup>th</sup>, 2020 at 12:01 a.m. – **CONT. FROM 02/18/2020 AND THE CANCELED 03/16/2020 MEETING DUE TO COVID-19.**

Motion was made by Brian Card to accept the Town's Plan of Conservation and Development for the Plan Years of 2020-2030, with an effective date of May 4, 2020 at 12:01 a.m., with the changes as noted by Staff on their Report (dated March 16, 2020) – editorial changes to correct mistakes, and leaving out Item #7 and Item #14 which are to be reviewed at a later date with the Planning and Zoning Commission. Second by Virge Lorents. No discussion.

Roll Call Vote: Milburn Stone – yes; Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

2) **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building – **CONT. FROM THE CANCELED 03/16/20 MEETING DUE TO COVID-19.** – Continued to May 18, 2020 (see above).

3) **Site Plan Review Application #20-1237** – Dandeneau Properties, LLC; proposed building addition and parking lot; 40 Louisa Viens Drive; GIS MAP 57, Lot 12, ~8.7 acres; Industrial Zone – **CONT. FROM THE CANCELED 03/16/20 MEETING DUE TO COVID-19.**

Keith Thurlow turned the position of Chair over to Brian Card and recused himself. Mr. Card noted that Mr. Thurlow would be muted for this application.

Bruce Woodis, Land Surveyor with KWP Associates, represented the Applicant. David Smith, P.E. with KWP Associates, who participated in the design of the project, was also present. Mr. Woodis gave an overview (Jonathan Blake displayed the appropriate plans as they were discussed):

- Proposing a 47,076 s.f. building addition on the south end of the building.
- Application includes the associated parking additions on the easterly/southerly and easterly side of the building.

- Additional drainage structures to be located in the parking areas on the west, south and east sides of the building. Mr. Woodis explained that they are not putting any additional storm water into the existing Town drainage system. New drainage for the site will be contained going into the two existing retention basins. Proposing to install recharge galleys along the eastern side of the property that will take the water from the site and from the surface drainage and recharge it into the ground.
- Sidewalk extending to the easterly and southerly side of the building with new employee entrances at the southwest corner.
- New FedEx/UPS shipping dock at the southeast corner of the building.
- A new loading dock is at the north end of the proposed addition.
- Mr. Woodis explained that there are a number of deferred parking spaces on the easterly side of the building. Based on their calculations of the parking requirements, as per the Regulations, many more parking spaces are required than would be utilized. At the present time, there are approximately 85 parking spaces that are not being utilized by the shifts. New parking spaces are being added, but not increasing employees, substantially. Per the Regulations, they are allowed to provide a number of places where they could have deferred spaces that could be formally built at a later date, but likely would not be required. Mr. Woodis and David Smith stated the locations: Louisa Viens (in front); a few on the northerly side of the building. Mr. Card stated that, on the plan, they are indicated by bold spaces marked "deferred."
- Formal drainage calculations had been submitted to the Engineering Department and they received a memo from David Capacchione, Town Engineer. Mr. Capacchione had no questions regarding drainage. The memo noted the following: He wanted specifications regarding TSI on the concrete walk detailed; He noted a typo regarding the building height of the addition – it has been revised to 28 feet (which is the actual maximum building height).
- As part of the Application, they provided architectural views showing how the building will appear from the front, side and rear. Ms. Aubrey confirmed that they, as well as the drainage calculations, were not part of the plan packet. Mr. Blake displayed the drainage calculations and the architectural views. Mr. Woodis explained that they are planning on matching the existing siding on the main part of the building. The roof to be sloped from Louisa Viens street side toward the east. As far as drainage, the roof leaders are shown on the views. Lighting is not shown on the views. Lighting is to be cutoff-type lighting. Cut sheets provided for lighting previously used on the last addition are to be continued to be used for this addition.

Brian Card stated that Matthew Wendorf would be seated as a Voting Member for this Application.

Matt Wendorf asked who would maintain the galleys that are to be installed. David Smith explained that it is not something that would need to be routinely reviewed, so it is a maintenance-free item. Brian Card asked about access in the galley-way: 1) Will there be a mechanism to try to keep as much trash/sediment/debris from getting in; and 2) Sizing and overflow (for larger than a 25-year storm). Mr. Smith explained that it is meant to fill up to a point where the lowest catch basin in the back-right corner would flood the parking lot for a short period of time. Ms. Lorents mentioned effects of global warming. Mr. Smith explained that the storms were taken from the DOT drainage manual which have not been adjusted to accommodate future trends in the weather. He explained that, in this particular case, they are providing a little bit of extra storage space for both of the required areas. Mr. Woodis explained that soil testing had been done as part of the previous addition. The soils contain sand and gravel and the percolation rates were less than five minutes per inch. If there were a freak 50-year or 100-year storm, you might have a little bit of inconvenience with a little bit of flooding, but it would go away very quickly because of the soil types.

Mr. Card stated the following for the record, to be sure that he understood Mr. Smith correctly: The inconvenience would be the property owners' issue because it is going to flood the parking lot. It would not affect the neighbors by washing off the site and if it did, they own the Pomfret property. Mr. Smith stated, "That is true."

Mr. Blake noted that Emma Gowden, Vision 3 Architects, was available to answer questions because she had also joined the meeting. Ms. Gowden gave an overview on how the Architectural is going to match into the existing building. Mr. Blake displayed the Elevations.

Ann-Marie Aubrey stated that the building is close to come boundaries and she asked the following: 1) Where snow would be placed during the winter; and 2) Is there enough room for Emergency Vehicles to get around the building/turn around. Mr. Woodis stated that they have provided the minimum of 60 feet around property lines as required by the Building and Fire Codes. There should be adequate room for emergency vehicles. He said they show the proposed Emergency Access

Road going all the way around the building and connecting to the other parking lot. Ms. Gowden met with the Fire Marshal and the Building Inspector in March and she stated that they had no issues or concerns.

Regarding snow, Mr. Woodis stated that there should be room on the outside of the parking areas for snow to be piled and stored within the confines of the property. He explained that one benefit of the property is that it is flat and open.

Ms. Aubrey noted that every requirement on the Site Plan Review Checklist had been answered (included in packets to Commission Members).

Mr. Woodis noted that the property to the south listed as DAC Development is owned by Mr. Dandeneau. They are proposing, as part of this Project, that a 16,523 square-foot parcel of land from DAC Development be conveyed to Dandeneau and will become an undivided part of the Putnam Plastics property. They will provide a copy of the deed to Staff. This would take place immediately after approval (as a condition of approval).

Ms. Aubrey noted that an as-built was also to be provided showing the transfer of land. Mr. Woodis agreed that on the filing mylar it will be shown as acquired.

Mr. Card noted the two conditions of approval:

- Transfer of land
- Submittal of an as-built

Motion was made by Virge Lorents to approve **Site Plan Review Application #20-1237** – Dandeneau Properties, LLC; proposed building addition and parking lot; 40 Louisa Viens Drive; GIS MAP 57, Lot 12, ~8.7 acres; Industrial Zone (**CONT. FROM THE CANCELED 03/16/20 MEETING DUE TO COVID-19**), with the following conditions:

- The transfer of land must be done and must be filed with the Town;
- Completion of an as-built plan which must be submitted to the Town, for the record;
- The PZC agrees to the deferred parking.

Second by Milburn Stone. No discussion.

Roll Call Vote: Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Virge Lorents – yes; Matthew Wendorf – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

**Mr. Thurlow returned and resumed the position of Chair.**

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

1) **§8-24 Review Application #20-1238**; Town of Killingly Board of Education (Steven Rioux, Superintendent); replacement of existing natural turf field at Killingly High School Stadium with a new artificial turf field, (88,750 square feet) inside existing track; 226 Putnam Pike, Killingly, CT, GIS MAP 79; Lot 2; ~142 acres; Rural Development. **Review/Discussion/Action**

Alan Carpenter, Vice President, CPH Corp., gave an overview:

- 88,750 s.f. of natural turf to be replaced by Artificial Turf.
- 10,000 c.y. of material to be removed.
- Reducing the slope from 1 percent to ½ percent.
- Test pits determined that there is no ledge.
- There are four existing, discharge locations: northeast corner; northwest corner; southwest corner; southeast corner. He explained that they are not expecting a significant modification of drainage.
- To make the track for State tournaments, they are adding another jumping pit at the north end of the field. They are proposing to put the excavated material at the toe of the existing slope to the west side of the pool (as there is a master plan to use it in the future for a potential driveway to get to a potential parking area and future development below).
- They would like to start construction in early June to be completed by the end of August/early September.

Andrew Dyjak, Field Turf, explained about the degree of injury on Artificial Turf vs. natural turf.

Keith Thurlow asked about the slopes in the area where the spoils will be piled and what would be put on the slopes, as well as the surface. Mr. Carpenter explained that silt fence would be placed first, then it would be stockpiled in the proposed area, then it would be hydro-seeded to get vegetation to keep it from eroding. He said the silt fence could stay in

place until they are ready to use it in the future. In answer to concern expressed by Mr. Thurlow regarding safe slopes, Mr. Carpenter explained that they could place some stones there to keep people/children out of the area, but he doesn't see it as an issue. In answer to Mr. Thurlow's question regarding whether it would be a major expense to do grading to minimize any slope danger, Mr. Carpenter stated that it wouldn't be a big deal to get a dozer in there to grade it out. He said they could do it.

Mr. Thurlow asked why Killingly is going toward Artificial Turf when most schools are going away from it. Mr. Dyjak commented that over 70 percent of high schools in Connecticut have artificial turf. Kevin Marcoux, Killingly High School Athletic Director, explained that the biggest drive was to bring all of the athletic programs on a field that size, onto our campus. He said that the new artificial turf is basically like playing on grass in perfect condition every time (whether it snows or rains).

There was discussion regarding practices and other programs (including youth programs) that would be held on the field, as well, using it from 2:30 pm until 8 pm at least five days per week. Physical Ed and the Band would use it as well.

Mr. Wendorf asked about the life expectancy and maintenance practices. Mr. Dyjak explained that maintenance equipment, a groomer and a sweeper, are required. He said that a full grooming once per month should be adequate. He said that with the newer technology, the fields last a minimum of twelve years, with limited maintenance.

John Blake, Staff, suggested that the sewer line for the school be depicted on the plan to be aware of its location. Mr. Carpenter stated that he has that information and he will add it to the plan. He will confirm whether work will go over the line.

Motion was made by Brian Card to move forward with **§8-24 Review Application #20-1238**; Town of Killingly Board of Education (Steven Rioux, Superintendent); replacement of existing natural turf field at Killingly High School Stadium with a new artificial turf field, (88,750 square feet) inside existing track; 226 Putnam Pike, Killingly, CT, GIS MAP 79; Lot 2; ~142 acres; Rural Development. Second by Virge Lorents. No discussion.

Roll Call Vote: Milburn Stone – yes; Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

2) **§8-24 Review Application #20-1241**; Town of Killingly; 2020-2021 Capital Improvement Program

David Capacchione, Town Engineer, gave an overview of the Capital Improvement Program for 2020-2021 (included in packets to Commission Members. Mr. Blake displayed the pages along with Mr. Capacchione's narrative. Mr. Capacchione explained that, due to the current circumstances, funding options are uncertain.

There was discussion regarding the PeepToad Bridge.

Motion was made by Virge Lorents to support the **§8-24 Review Application #20-1241**; Town of Killingly; 2020-2021 Capital Improvement Program. Second by Brian Card. No discussion.

Roll Call Vote: Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

3) **Site Plan Application #20-1239**; 145 Alexander Parkway, LLC; construction of a 22,400 S.F. steel building for lease spaces; potential uses include contractor business & trucking business (no through terminals); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone. **Receive, and if the application is complete, schedule it for review/discussion/action on May 18, 2020. NOTE: There is no need for a public hearing for a site plan review.**

Keith Thurlow turned the Chair position over to Brian Card and recused himself.

Ann-Marie Aubrey stated that the Application is complete.

Mr. Card stated that John Sarantopoulos would be seated as a Voting Member for this Application.

Motion was made by Virge Lorents to schedule a Site Plan Review for **Site Plan Application #20-1239**; 145 Alexander Parkway, LLC; construction of a 22,400 S.F. steel building for lease spaces; potential uses include contractor business & trucking business (no through terminals); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone, for Monday, May 18, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. No discussion. Roll Call Vote: Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; John Sarantopoulos – yes; Brian Card – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Keith Thurlow remained recused for the following:

4) **Special Permit Application #20-1240**; 145 Alexander Parkway, LLC; special permit requests under Sec. 430.1.2.c (Freight and materials trucking business and terminals) and 430.1.2.j (Contractor's Business); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone. **Receive, and if the application is complete, schedule it for hearing – next available date is May 18, 2020.**

Ann-Marie Aubrey stated that the Application is complete.

Mr. Card stated that Matthew Wendorf would be seated as a Voting Member for this Application.

Motion was made by Sheila Roddy to receive and schedule a public hearing for **Special Permit Application #20-1240**; 145 Alexander Parkway, LLC; special permit requests under Sec. 430.1.2.c (Freight and materials trucking business and terminals) and 430.1.2.j (Contractor's Business); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone, for Monday, May 18, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Virge Lorents. No discussion. Roll Call Vote: Sheila Roddy – yes; Milburn Stone – yes; Matthew Wendorf – yes; Virge Lorents – yes; Brian Card – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Keith Thurlow returned and resumed the position of Chair.

**THE FOLLOWING NEW BUSINESS HAS COME INTO THE P&D OFFICE SINCE MARCH 16, 2020**

5) **Special Permit Application #20-1242**; Snake Meadow Club, Inc; excavation of approximately 373,000 CY of sand and gravel from approximately 19 acres of land; 567 Hubbard Road; GIS MAP 255; LOT 10; ~34 acres; Rural Development. **Receive, and if the application is complete, schedule it for a hearing – next available date is May 18, 2020.**

Ann-Marie Aubrey stated that the Application is complete. She explained that this is a new Application for the same Special Permit, but under the new Regulations.

Motion was made by Virge Lorents to receive and schedule a public hearing for **Special Permit Application #20-1242**; Snake Meadow Club, Inc; excavation of approximately 373,000 CY of sand and gravel from approximately 19 acres of land; 567 Hubbard Road; GIS MAP 255; LOT 10; ~34 acres; Rural Development, for Monday, May 18, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. No discussion. Roll Call Vote: Milburn Stone – yes; Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

6) **Special Permit Application #20-1243**; Desmarais & Sons, Inc.; import of earth products for processing and screening; 145 Alexander Parkway; GIS MAP 36; Lot 1; ~26 acres; Industrial Zone. **Receive, and if the application is completed, schedule it for a hearing – next available date is May 18, 2020.**

Keith Thurlow turned the position of Chair over to Brian Card and recused himself.

Mr. Card stated that John Sarantopoulos would be seated as a Voting Member for this Application.

Ann-Marie Aubrey stated that the Application is complete.

Motion was made by Sheila Roddy to receive and schedule a public hearing for **Special Permit Application #20-1243**; Desmarais & Sons, Inc.; import of earth products for processing and screening; 145 Alexander Parkway; GIS MAP 36; Lot 1; ~26 acres; Industrial Zone, for Monday, May 18, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. No discussion.

Roll Call Vote: Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; John Sarantopoulos – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

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

**1) Special Workshop Meeting of Tuesday, February 18, 2020**

Motion was made by Brian Card to accept the Minutes of the Special Workshop Meeting of Tuesday, February 18, 2020, and of the Regular Meeting of Tuesday, February 18, 2020. Second by Virge Lorents.

Discussion:

Virge Lorents asked when the Minutes had been posted. Ms. Aubrey stated that they were posted on February 25<sup>th</sup>.

Roll Call Vote: Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

**2) Regular Meeting of Tuesday, February 18, 2020 – See Above.**

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

**1) Subdivision Application # 19-1213; John C. D’Amato, Jr. and Ballouville Road, LLC; 41 Lot subdivision; 38 Ballouville Road (GIS MAP 63, Lot 50); and 82 Ballouville Road (GIS MAP 54, Lot 1.1); ~1.8 acres, Medium Density. Request (dated and received 2/18/2020) for second extension of time to file MYLARS. First extension expired on Wednesday, March 4, 2020. The second and final extension would expire at the end of business on Tuesday, June 2, 2020.**

Keith Thurlow turned the position of Chair over to Brian Card and recused himself.

Mr. Card stated that Matthew Wendorf would be seated as a Voting Member for this Application.

Letter from Heller, Heller & McCoy, Attorneys at Law, dated February 18, 2020, was included in packets to Commission Members.

Motion was made by Sheila Roddy to approve the extension request for filing of mylars from March 4, 2020 to June 2, 2020, for **Subdivision Application # 19-1213**; John C. D’Amato, Jr. and Ballouville Road, LLC; 41 Lot subdivision; 38 Ballouville Road (GIS MAP 63, Lot 50); and 82 Ballouville Road (GIS MAP 54, Lot 1.1); ~1.8 acres, Medium Density. Request (dated and received 2/18/2020) for second extension of time to file MYLARS. First extension expired on Wednesday, March 4, 2020. The second and final extension would expire at the end of business on Tuesday, June 2, 2020. Second by Virge Lorents. No discussion.

Roll Call Vote: Sheila Roddy – yes; Milburn Stone – yes; Virge Lorents – yes; Matthew Wendorf – yes; Brian Card - yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Keith Thurlow returned and resumed the position of Chair.

**XII. CORRESPONDENCE – (review/discussion/action)**

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

Enclosed

**B. Inland Wetlands and Watercourses Agent’s Report**

Enclosed

**C. Building Office Report**

Enclosed

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT – No representation.**

**XIV. TOWN COUNCIL LIAISON REPORT – No representation.**

**XV. ADJOURNMENT**

Motion was made by Virge Lorents to adjourn at 9:02 p.m. Second by Milburn Stone. No vote taken. There were no objections.

Respectfully submitted,

J.S. Perreault  
Recording Clerk