



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

MONDAY – JUNE 15, 2020

Regular Meeting
7:00 PM

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 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)

1) Public participation in the PUBLIC HEARINGS – the public may join the meeting via telephone while viewing the meeting on Facebook live.

2) To join by phone please dial 1-408-418-9388; and use the access code 132-058-9283

3) 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.

**1) 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.
CONT FROM 05/18/2020**

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

1) **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.
CONT FROM 05/18/2020

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

NONE

Applications submitted prior to 5:00 PM on Monday, June 8, 2020 will be on the agenda as New Business, with a “date of receipt” of Monday, June 15, 2020 and may be scheduled for action during the next regularly scheduled meeting of Monday, July 20, 2020.

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

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

1) Legal Opinion for Attorney Richard P. Roberts, of Halloran Sage; RE: Definition of Clear-Cutting Applied to Five Mile River Overlay Zone Regulations. “...the zoning enforcement officer is granted substantial discretion in the interpretation and enforcement of the provisions of the zoning regulations.”

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

Janice Rockwood-Berry

From: Maureen McKeon and Jim Yacko <jimmoe220@gmail.com>
Sent: Monday, May 18, 2020 7:02 PM
To: Public Comment
Subject: Five Mile River Overlay protection

To the Planning and Zoning Commission:

I am a resident of 220 Stone Rd. in Dayville and I am concerned about the clear cutting that is being done at 199 and 217 Stone Rd. by the current owners. Attempts to get answers have proven futile as I have only heard back from Ann-Marie Aubrey once and not at all from Jonathan Blake as I was assured I would be. The clear cutting seems to be in direct violation of the Five Mile River Overlay Protection area. I know that several of my neighbors have contacted Town Hall and spoken at a Town Council meeting only to be stonewalled. It appears that no one is willing to be accountable for the actions that are being taken by the owners of the Stone Rd. property in question.

I would ask for an immediate cease and desist order and proper consequences applied as per Connecticut statute.

Maureen McKeon

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.

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

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;
-

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;

RECEIVED

MAR 24 2020

PLANNING & ZONING DEPT.
TOWN OF WILLINGLY

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

- 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 *John F. Biggala* Date 3/20/2020
Treasurer (Applicant) Shake 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 *John F. Biggala* Date 3/20/2020
Treasurer (Applicant) Shake Meadow Club, Inc.

Signed _____ Date _____
(Owner)

Diane Guertin

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
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

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.



567 Hubbard Road

Killingly, CT

CAI Technologies
Precision Mapping. Operational Solutions.

1 inch = 280 Feet



May 14, 2020



#15-1119
EHEL-OR / b111-91#

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.

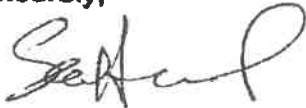
The decision legal notice was published in the Norwich Bulletin on November 18, 2015. The 15-day appeal period commenced on that date and expires on December 3, 2015. In addition to compliance with approval modifications, the approval does not become official until a recording sheet is filed with the 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 APPROVAL #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.

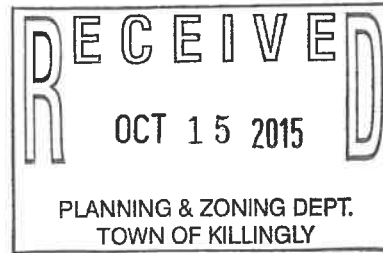
Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

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



#15-1119

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.



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION
MONDAY – MAY 18, 2020

Regular Meeting
7:00 PM

TOWN OF KILLINGLY, CT
2020 JUN -4 PM 1:28
Elizabeth M. Quisenberry

DUE TO COVID-19 THIS MEETING WAS CONDUCTED VIA WEBEX
THE PUBLIC WAS ABLE TO VIEW AND/OR JOIN THIS MEETING ON FACEBOOK LIVE
(www.killinglyct.gov)

MINUTES

- I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:07 pm.
- ROLL CALL** – Brian Card, Virge Lorents, Milburn Stone, Matthew Wendorf, John Sarantopoulos, Keith Thurlow.
Sheila Roddy was absent with notification.
- Staff Present** – Ann-Marie Aubrey, Director of Planning and Development; Jonathan Blake, Staff.
- Also Present** – Paul Archer, Archer Surveying; Rene Bernier, Pine Hill Farm, LLC; Norm Thibeault, Killingly Engineering; Dave Desmarais, Desmarais & Sons; David Held, Provost & Rovero; Kevin Brignole, Snake Meadow Club; Gregory Davis, Stone Road; Patti Larrow George, Town Council Liaison; Jason Anderson, Town Council Chairman; Amy Brunet, 199 Stone Road.
- II. **SEATING OF ALTERNATES** – Matthew Wendorf was seated as a Voting Member for Motion #'s 1, 3, 4, 5, 8, 9 & 10.
John Sarantopoulos was seated as a Voting Member for Motion #'s 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14.
- III. **AGENDA ADDENDUM** – None.
- IV. **CITIZENS' COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING** (Individual presentations not to exceed 3 minutes; limited to an aggregate of 21 minutes unless otherwise indicated by a majority vote of the Commission)

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.

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.

Gregory Davis, Stone Road, spoke about a situation where he feels that the property owner across the street from him at 199 Stone Road appears to be clear-cutting while performing forestry activities. He noted that the area is in the Five-Mile River Overlay Protection District and feels that this is in violation. He asked that a stop order be issued by the Town.

V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS

Ann-Marie Aubrey explained that she is waiting for responses from the Town Attorney and the CT DEEP.

Discussion continued. Mr. Davis explained his concern that a lot of damage has already been done and, therefore, he feels that it is a time sensitive issue and he wants the activity to stop now to prevent more damage from being done.

Motion was made by Virge Lorents to add the following to the Agenda under Item X. Other: Continuation of discussion with Greg Davis (during Item IV. Citizens' Comments) regarding clear-cutting trees at 199 Stone Road. Second by Milburn Stone.

Roll Call Vote: Virge Lorents – yes; Matthew Wendorf – yes; Brian Card – no; Milburn Stone – yes; Keith Thurlow – no.

Motion carried (3-2-0).

Keith Thurlow commented that he feels that it should wait until the Town Attorney's opinion is known.

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.**

Plans and documents were displayed as discussed.

Paul Archer, Archer Surveying, represented the Applicant (also present) and gave an overview:

- The existing chicken coop sits approximately 400 feet off the road and they are proposing its own entrance. It will mainly be used as storage.
- Eight parking spaces would be needed and there is gravel space for the parking.
- All lighting to be the existing lighting, which is all down-lighting and currently in place on the coop.
- There is an area shown on the plan for a dumpster, if required.
- There is running water currently inside the coop and there is a portable bathroom inside the coop. They are prepared to add outside toilets, if required.
- Not proposing any type of excavation.
- Per the Regulations, a residential side is required to have a vegetative buffer. The only residential side is in the southwesterly corner where it is currently heavily wooded, so not necessary to add vegetation. The rest is abutted by the Killingly Intermediate School.

QUESTIONS FROM THE COMMISSION:

- Mr. Thurlow asked about buffers, hours of operation, outside storage, exterior signage, fire/building/safety codes, if access to the building was identified, if walkways were planned, parking area, how many units and if the doors were all numbered with individual keys.
Mr. Archer explained that the southwest corner is the only area that abuts a residential property and it is heavily wooded as it exists now. Mr. Archer stated that hours of operation are shown on the plans as 9:00 a.m. until dusk (nothing at nighttime). Mr. Archer stated that no outside storage is planned. Mr. Archer stated that they are not putting signs up right now. Mr. Archer said that chemicals and flammables are not allowed. He said that he had met with Fire Marshal, Randy Burchard earlier in the day to review the plan and Mr. Burchard had no problems with it. Mr. Archer stated (regarding parking) that it is a gravel area and that they could identify it, if needed, but it will be a gravel area designated as the parking area. Mr. Archer stated that there will be multiple entrances. Mr. Archer stated that there are no individual units, it is all open storage (one open space). Pretty much one customer.
- Ms. Lorents asked about lighting.
Mr. Archer stated that they will be using the existing lighting that is on the coop as it exists now. It is all down lighting.
Ms. Lorents asked if Staff had heard from the abutting neighbor.
Ms. Aubrey stated that she had not heard from Ms. Eveslage.

- Brian Card asked if the driveway to the east (on the map) was going to be used as the separate driveway. Mr. Archer explained that right now, the main driveway is the one that splits the two buildings. He said that the intent is to use that existing gravel driveway on the east side, but they will still use the existing, paved driveway that splits the two buildings. Mr. Card asked Mr. Archer to explain "intent." Mr. Archer explained that it needs to be upgraded and that, if the Application is approved, they would upgrade it to get to the existing coops, but until that time, they will use the one that splits the two buildings. He said that it is overgrown and brushy, so they need to clear it so that they can get vehicles through there.
Mr. Card asked what is on the Town of Killingly property near it.
Mr. Archer stated that it is where they grow corn at the Killingly Intermediate School. There is a stone wall separating the two properties. There are 10 or 11 feet between the stone wall and the roadway to the property boundary. Mr. Card asked if the roadway could be shifted slightly inward when they regarding and clearing. Mr. Archer said that they could and he referred to the contours and said that it could go a little bit west.
Mr. Card asked about if it is one or multiple entities and what type of materials are being stored. Mr. Archer explained that it is multiple entities, but that ½ to ¾ would be used by an auctioneer that needs a place for storage prior to the auctions. He said that some is also used by the family.
Mr. Card asked if there would be anything in the class of materials that are excluded (e.g. flammables) being stored. Mr. Archer answered, "Absolutely not."
- Mr. Sarantopoulos asked if auctions would be held on the site. Mr. Archer answered, "Absolutely not."

NO STAFF COMMENTS

NO PUBLIC COMMENTS

Motion was made by Virge Lorents to close 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 03/16/2020 & 04/20/2020**. Second by Milburn Stone. No discussion.

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

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.

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

Plans and documents were displayed as discussed.

Norm Thibeault, Killingly Engineering, represented the Applicant (also present) and gave an overview:

- Proposed 22,400 s.f. building with a total of eight spaces in the building.
- Desmarais & Sons to occupy two of the spaces.
- Intention is to build it in two phases: 11,200 s.f. of building; then, when the remaining space (other than what Desmarais & Sons will be using) is occupied, they will move ahead with construction of the other half of the building.
- Mr. Thibeault indicated where a future, second building would, potentially, be located which is not part of this Application.
- The driveway to be used is an existing driveway that currently accesses Desmarais & Sons' gravel operation. That roadway would be paved and he indicated where the south side of the building would be paved also.
- The units would be drive-thru units. Trucks to enter on the south side and exit on the north side.
- North side of the building to be either pavement billings or gravel surface. Some spots back there to be utilized for loam stockpiling or construction stockpiling, a laydown yard for Desmarais & Sons.
- Proposed salt shed with a paved surface leading up to it.
- Proposal for drainage on the site to be sheet flow in two directions: To the north, from the building and from the gravel surface in the back, will sheet flow to a depression in the rear of the property (a portion of that depression

extends into the Town of Killingly property) and; for the time being, the paved surface will sheet flow to the front of the property, which is a bowl-shaped depression in the terrain. Everything flows in that direction and infiltrates into the soil which is very gravelly and sandy. He had provided 100-year storm water calculations to David Capacchione, Town Engineer which he reviewed and found to be acceptable.

Mr. Thibeault addressed comments from Mr. Capacchione:

- 1) Pre-and-post-development drainage calculations were provided;
- 2) Existing sanitary sewer easement on the western side of the site that crosses diagonally to the northeast through the back of the property – They designed the sanitary sewer system in a manner so that, if at some point, there is development on the rear property, they would have the opportunity to connect to that sanitary sewer. They positioned it in the center of the easement as requested by Mr. Capacchione;
- 3) They are showing two water lines to the building per request of Connecticut Water (separate fire service line and a domestic water line);
- 4) There will be floor drains in the building which will drain into a 2,000 gallon oil/water separator and the oil/water separator will connect to the public sanitary sewer;
- 5) Regarding loading of salt, he explained that they added a paved surface in front of the proposed salt shed;
- 6) On the western side of the entrance drive, they have shown some guardrail in areas where slopes are greater than 4-1 horizontal to vertically (125 feet of guardrail along the entrance drive and another 60 feet in the yard in back of the building on the northwestern corner);
- 7) Modified the sewer trench detail to show detectable warning tape in that detail.
Mr. Thibeault explained that, originally, on the east side of the property, they had shown that driveway being improved (loop system). There was an agreement in place for Desmarais & Sons to purchase the access strip (Town of Killingly parcel - Map 36, Lot 2). However, there is a delay due to a dump area being discovered there and it is now being investigated. This is shown as potential future grading and that roadway is labelled as a potential future gravel road. This is not part of this Application.
- 8) They acknowledge that there is a \$700 fee per unit for access to the sanitary sewer system (which may increase).
- 9) They will contact the Sewer Department prior to any connections.
- 10) They will supply as-built drawings upon completion of the Project in both hard copy and auto cad.

Mr. Thibeault stated that the intention is to have some base that is currently for a contractor possibly with a trucking operation, although this is not to be a trucking terminal, but there could be some tenants that have trucks that would want to use this building to house. There is a shortage of this type of lease space in the Town of Killingly and they feel that it would be a nice addition to the Industrial Park and would bring businesses to the Town.

QUESTIONS FROM THE COMMISSION:

- Brian Card asked that Mr. Thibeault read the labelling regarding the eastern gravel driveway as it was changed what the one the Commissioners had in their packets. Mr. Thibeault read, "Future gravel or millings access driveway not considered for approval at this time."
Mr. Card asked how they plan to access the rear of the building. Mr. Thibeault explained that where the paved driveway ends on the left side, it continues as a 24-foot wide gravel drive to the back of the building. He explained that there will also be drive-thru the building for potential tenants.
Mr. Card asked if the inside of the building will be in sections with doors/overhead doors or if it will be an open building inside. Mr. Thibeault explained that it would be different sections which could be divided accordingly. Each of the bays are 35 x 80. Interior walls could be adjusted accordingly based on the tenant.
Mr. Card asked about the diesel tank in the back. Mr. Thibeault stated it is a double-walled, self-contained (110% containment as required) diesel tank to be used strictly by Desmarais & Sons for their fueling operations only. It can be accessed from either side by trucks that need to be fueled in that area.
Mr. Card asked about parking. Mr. Thibeault explained that there are two parking spaces between each of the loading spaces up against the building. Should there be a need for additional parking, there is adequate space on the site to provide additional parking off of either the paved parking area or the gravel parking area in the back.
Mr. Card asked how the Commission is to consider this building regarding parking calculations (warehouse = 1 per 500 s.f.). Mr. Thibeault explained that it is going to be based on employees. They don't want to overdevelop the parking, but they have the ability to create whatever parking is necessary for each tenant. One parking space for every 500 s.f. would require 45 spaces, which is overkill for this particular situation. Ms. Aubrey stated that Staff had discussion with Mr. Thibeault regarding parking. She explained that each person would need to request a

zoning permit and, at that time, it would be designated how many parking spaces they would need based upon the type of situation. She explained that this is to help the contractors, for someone who has outgrown what their homerun business can handle, but not a large business yet. Mr. Card expressed concern that this complies with the current Regulations. Mr. Thibeault stated that each tenant would need to apply for a zoning permit and their parking needs would be evaluated at that time to be sure adequate parking is provided for them.

Mr. Card asked about snow storage. Mr. Thibeault explained that it could be pushed off the edge of the parking lots toward the basin on the north and south sides. He said that there is a lot of open land there.

- Mr. Sarantopoulos asked what provisions are being taken around the salt storage area to prevent runoff. Mr. Thibeault explained that the paved area is to be graded to the east, so all the runoff will go to the depression where all the storm water goes to now. They do not anticipate having any significant salt on the surface. When loading or filling there is potential. They provided the paved surface there as requested by the Town Engineer.

COMMENTS FROM THE PUBLIC:

Dave Desmarais commented that there is no proposed storage or staging for the front of the building (south side of the building), so the southern side of the parking lot could be used for parking as well.

COMMENTS FROM STAFF:

Ann-Marie Aubrey stated that she had spoken with, Town Engineer, David Capacchione earlier in the day and that Mr. Capacchione is in agreement with what is moving forward. She read, into the record, an e-mail from Mr. Capacchione, in which, he asks that the Applicant provide, to Staff, a written guarantee on the plan granting the Town access to the remaining Town land between their proposed development and their existing gravel bank either by their current access or by the Alexander Parkway Extension which, he agrees, they need to build. Mr. Card asked that Mr. Thibeault identify that area on the plan. Mr. Thibeault explained two options: 1) Provide access through the Desmarais site and extend where it truncates now because the road picks up in that area; or 2) Develop the property that previously showing as grading out (shown as dash lines on the plan). He said that either of the options would be acceptable to Mr. Desmarais and that it is a matter of Mr. Capacchione, Mr. Desmarais, Town Staff and himself getting together to decide which route to go.

Jonathan Blake asked if there will be a spill collection kit in the fuel filling area. Mr. Thibeault stated that there would be.

Mr. Card stated that it would be required to have a spill control plan regarding the oil/water separator. Mr. Thibeault agreed and stated that the oil/water separator would have to be registered with the State of Connecticut as well.

Mr. Card stated that both John Sarantopoulos and Matthew Wendorf would be voting on this Motion.

Motion was made by Virge Lorents to close the 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. Second by Milburn Stone. No discussion. Roll Call Vote: Virge Lorents – yes; Milburn Stone – yes; John Sarantopoulos – 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.

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.

Keith Thurlow explained that this Application has to start from scratch and he expressed concern that some of the conditions that had been required as part of the prior approval had not been met.

Plans and documents were displayed as discussed.

David Held, Provost & Rovero, represented the Applicant and gave an overview:

- Originally approved in 2015. The permit expired in December 2019. This is basically a continuation of the operation that started with the 2015 approval.
- 18.4 acres total for this proposed excavation.

- The overall excavation scheme is essentially the same as what was previously approved with the following exception:
 - 1) On the westerly side, near the Snake Meadow Brook, they pulled back the limits of disturbance to coincide with what they stockpiled a large window of topsoil (there is not enough material on the backside for additional clearing and land disturbance);
 - 2) In the southerly area, (partially in Killingly and partially in Plainfield) they pulled back some of the topsoil stockpiles that were there and started screening that topsoil in anticipation of some reclamation work and planting there. Some grading is shown (on the overall sheet) to do some restoration in Plainfield as well (straddles the line).
- The floor elevations are the same.
- Separations to groundwater are the same.
- Buffers to adjacent properties in the north are the same as what they were previously.
- Other than the material that has been taken out, you are basically looking at the same gravel excavation and grading scheme as what was approved five years ago.
- What is contained now from a storm water perspective in the proposed grading, it would remain contained throughout the duration of the Project.

COMMENTS FROM THE COMMISSION:

Virge Lorents asked if any neighbors had issues over the past three or four years. Mr. Held stated that he is not aware of any issues and he asked if Staff had heard of any. Jonathan Blake remembered one instance when one neighbor had called to ask about an increase in activity after there had been a lull. This was during the time that the topsoil had begun to be screened.

COMMENTS FROM STAFF:

Ann-Marie Aubrey commented that the reason why they did the Application in 2015 is because they crossed the boundary line between Plainfield and Killingly and they did not have Killingly approval in place. Ms. Aubrey also stated that, recently, on a portion of their property near Hubbard Road where they were going to be doing some clearing, there is an issue with getting access to the road due to needing to cross another party's easement (this is a matter between the two parties. Kevin Brignole, Snake Meadow Club, explained that a chain had been placed on the bridge at the end of Hubbard Road which blocked Snake Meadow Club's access to their own property on the other side of the bridge. Mr. Brignole had sent them a letter requesting that access to the road not be blocked to the property located on the right-of-way (there is a house at the end of that road). He said it has nothing to do with gravel or this Application.

Mr. Thurlow asked if Staff's concerns were addressed:

- Regarding the boundary of the proposed gravel operation being shown on the plans. The 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. Mr. Held stated that the clearing limits that they are showing along the easterly side do not violate the 50-foot setback requirement and that they are nowhere near the residential structures there with the proposed limits of operation. Ms. Aubrey asked that it be clearly shown on the map almost like it was a building setback line because, basically, it is a setback for the operation. She said that it wasn't in the prior maps that were approved, however, she would like it shown on these maps for the protection of both the Applicant and the neighbors. Mr. Held agreed to add it to the plans.
- Do the plans identify a maintenance plan for containment of the berm (as requested under the prior approval)? Mr. Held explained that there is no particular plan for the maintenance of the containment berm. There is a detail on Sheet 8 on how it is to be constructed. He had spoken with Mr. Capacchione about this. Mr. Held explained that the berm is sort of overkill – with the area that they have open right now and the grading that they've got, the site is well contained now. With the floor being the pervious material that it is, those grades aren't going to be changing much. He said that, basically, everything infiltrates into the ground right now and there is no evidence of any discharges or anything from the disturbed area. Ms. Aubrey will consult with Mr. Capacchione because that was something that was a requirement from the prior approval. She said that if he has changed it, we will need to be corrected, but if he hasn't, then the Applicant will need to show how they are going to maintain it. She explained that, due to COVID-19, the Governor has allowed the approval process to be extended by a total of 90 days.
- Staff does not have "Evidence of lots 567 Hubbard Road and 377 Snake Meadow Road as being merged as requested under the prior approval."

Ms. Aubrey explained that nothing had been given to Staff to prove that this has been completed.

Mr. Held stated that he believes that it has been done and offered that he could prove evidence of it between now and the next meeting. Mr. Held requested that the public hearing be continued to next month and he explained that they currently have a valid Wetlands permit, however, the Applicant has an application before the IWWC to extend the existing permit since the PZC is not allowed to grant an approval that extends beyond the Wetlands approval. He said that they will present new plans that address the setback and the other comments.

COMMENTS FROM THE COMMISSION:

Brian Card's comments:

- He explained that, regarding the prior approval, there was concern with the size of the berm and runoff heading that way. He said that the reason for the maintenance plan was that, if there was a washout or some sort of sediment buildup in front of that berm, you'd lose some of that capacity (it was very limited to begin with). He said that the plan includes an inspection requirement at least once per quarter or after a heavy (3 inch) rain event. Mr. Card asked for the following be added to the note: Should the berm be filled with sediment, or deviate from its design, that maintenance will be done on that berm.
- Correction regarding four inches of topsoil vs. six inches required now. Six inches shown in Restoration Notes, but four inches listed under Permanent Vegetation.
- Note #2 under Excavation: Regarding test pits and leaving stand pipes to measure groundwater levels. He wanted to bring this note, as a requirement, to the Applicant's attention.
- He asked for an explanation of the Re-establishment Plan. Plans do not what is the largest area that is open. He asked how much area would be open at a single time. This information is needed regarding bonding.

Mr. Held explained that he had discussed this with the Applicant and they do have a little bit more area open than they should at this time, which is partially why they are working toward doing some reclamation work and screening topsoil and getting things ready. He said that there is probably about eight acres open right now that has been cleared, and probably 75 percent of that is either active excavation or its been stripped of topsoil. He said that there is a need to do some final grading and reclamation work on the site.

Mr. Card asked that a note be added to the Restoration Notes that no areas greater than three acres are to be open at one time. No more than one or two zones open.

- Hours of Operation.

Mr. Held stated Monday through Friday - 7 a.m. to 6 p.m. and Saturday - 7 a.m. to noon.

COMMENTS FROM STAFF:

Ann-Marie Aubrey referred Mr. Held and Mr. Brignole to the new Regulations, adopted in 2017, which clearly show what is required to be shown on the maps as well as applications and operational requirements. She will send copies via e-mail.

COMMENTS FROM THE PUBLIC: None.

Motion was made by Virge Lorents to continue the 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 to the next regular meeting of the Planning and Zoning Commission on Monday, June 15, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone.

Discussion: Ms. Aubrey explained that at this time, it is unsure whether the meeting will be held at the Town Hall or by Webex.

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

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.

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

Plans and documents were displayed as discussed.

Norm Thibeault, Killingly Engineering, represented the Applicant (also present) and gave an overview:

- This operation had been previously approved by the PZC and was back before the Commission in April 2019 with modified grading. It was approved for the grading plan, as shown, and nothing about that has changed. They are

now proposing processing and screening of materials imported into the site from other projects that Desmarais and Sons works on. Mr. Thibeault explained that they are not proposing to excavated elsewhere and bring it back here. Often, they have jobs where there is a surplus of material and they need a place to bring it to process it properly. They have the room here to do it. They will bring the screener and the processor to this site to utilize in areas where they have existing operations.

Mr. Thibeault addressed comments from Town Engineer, David Capacchione (whom he spoke with earlier in the day):

- Re-grading of the driveway – Mr. Thibeault explained to Mr. Capacchione that the grading had been approved previously and they are not proposing to adjust it. He said that Mr. Capacchione was fine with it.
- Mr. Capacchione asked that some berms be shown around the proposed fueling pads (e.g. wood chips, crushed stone). Mr. Thibeault stated that he had added it, shown approximately in the middle of the site on the Phase 1/Phase 2 Line where the fuel pad is for Phase 1. He intends to show the berm on Phase 2 also.

Ann-Marie Aubrey stated a point of clarification: Since Keith Thurlow recused himself, both Alternates, John Sarantopoulos and Mr. Wendorf, will be voting on this Application.

COMMENTS FROM THE COMMISSION:

John Sarantopoulos:

- How many trucks per day are anticipated to be bringing material into the site.
Mr. Thibeault explained that it would depend upon what type of project they are working on and how far away it is. For a larger job that is local, it could, potentially, be 2-3 trucks per hour. For a smaller job, it could be 2-3 trucks for an entire day.
- Would they be importing product to refine it and sell it.
Mr. Thibeault explained that they can sell, as they do sell material out of this yard now. Therefore, anything that they bring back that is a marketable product, they could sell, or they could use it on other jobs (engineered fill, screened gravel, stone, topsoil/loam).

Brian Card:

- If there would be any change to the operations on site regarding processing and screening and if any additional equipment would be brought in.
Mr. Thibeault answered, "No."
- Will this change any of the open area/stabilized area requirements or will they be utilizing area that is already part of their open area with the stockpiles?
Mr. Thibeault stated that they will be utilizing the existing open area.
- All of the E&S Controls and everything that are on those stockpiles will be in place?
Mr. Thibeault answered, "Yes."
- Referred to Note #12 that had been added to the plans which limits to just the owner materials.
Mr. Thibeault answered, "Yes."

COMMENTS FROM STAFF:

Ms. Aubrey stated that she has spoken with Mr. Capacchione and he is satisfied.

COMMENTS FROM THE PUBLIC: None.

Motion was made by Virge Lorents to close the 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. Second by Milburn Stone. No discussion.

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

Keith Thurlow returned and resumed the position of Chair.

Brian Card stated a point of clarification: Some Items were missing from the Agenda that should have been under Item VII. Unfinished Business. Mr. Blake noted that it would take a 2/3 vote of the Commission to add those items to the Agenda.

Motion was made by Brian Card to add the following to Section VII. Unfinished Business, of the Agenda:

- **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;
- **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;
- **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.

Second by Virge Lorents. No discussion.

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

VII. UNFINISHED BUSINESS – (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.

Motion was made by Brian Card to approve **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, with the following condition:

- That the roadway eastern side re-grading be shifted to the west to maintain a separation of twenty feet from the property line.

Second by Milburn Stone. No discussion.

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

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

Brian Card stated that John Sarantopoulos and Matthew Wendorf would be voting on the next three Applications.

- 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.

Keith Thurlow had recused himself.

Motion was made by Virge Lorents to approve **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, with the following conditions:

- Be clear that the future building is not part of this Application;
- The eastern driveway is not part of this Application;
- As-builts be provided electronically and hard copy to the Town;
- Each applicant, when submitting a zoning application, will have to determine the parking applicable for that use;
- A spill control plan be put in place for the fuel island;
- The Town Engineer request for the access roadway be addressed.

Second by Milburn Stone. No discussion.

Roll Call Vote: John Sarantopoulos – yes; Matthew Wendorf – yes; Virge Lorents – yes; Milburn Stone – yes; Brian Card – yes. Motion carried unanimously. Keith Thurlow had recused himself.

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.

Keith Thurlow recused himself.

Motion was made by Virge Lorents to approve **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, to include the following same conditions as for **Special Permit Application #20-1240**:

- Be clear that the future building is not part of this Application;
- The eastern driveway is not part of this Application;
- As-builts be provided electronically and hard copy to the Town;
- Each applicant, when submitting a zoning application, will have to determine the parking applicable for that use;
- A spill control plan be put in place for the fuel island;
- The Town Engineer request for the access roadway be addressed.

Second by Milburn Stone. No discussion.

Roll Call Vote: Matthew Wendorf – yes; Virge Lorents – yes; Milburn Stone – yes; John Sarantopoulos – yes; Brian Card – yes. Motion carried unanimously. Keith Thurlow had recused himself.

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.

Keith Thurlow recused himself.

Motion was made by Matthew Wendorf to approve **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. Second by Virge Lorents. No discussion.

Roll Call Vote: Virge Lorents – yes; Milburn Stone – yes; John Sarantopoulos – 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.

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.

John Sarantopoulos asked about the Town of Killingly financial agreement regarding sand usage. Mr. Thurlow explained that this particular issue is only with Ernest Joly & Sons' gravel operation and not with the agreement with the Town.

Motion was made by Brian Card to renew **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. Second by Virge Lorents.

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

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.**

Virge Lorents asked if this is an additional operation to the one that has set up at Harbor Freight in the past. Ms. Aubrey explained that it is the same people and that there is a larger and safer location at Killingly Commons.

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

1) Regular Meeting of Monday, April 20, 2020

Motion was made by Virge Lorents to adopt the Minutes of the Regular Meeting of Monday, April 20, 2020. Second by Milburn Stone. No discussion.

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

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

1) Continuation of discussion with Greg Davis (during Item IV. Citizens' Comments) regarding clear-cutting trees at 199 Stone Road.

Motion was made by Virge Lorents to open the floor to the public for discussion with Greg Davis concerning the Five-Mile River Overlay. Second by Milburn Stone. No discussion.

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

Mr. Thurlow asked Ms. Aubrey to explain the Town's point of view on this issue.

Ms. Aubrey explained the following:

- There is not much more to say until the definition of clear-cutting straightened out.
- She has been in contact with the CT DEEP and is waiting for a response. When she gets the response, she will contact the Town Attorney.
- The property owners have explained to the Town that they are not clear-cutting. Even though there is an Overlay, you have rights underneath the standard zone that you are in and the Overlay does not necessarily cancel out those rights. The Town's legal counsel feels that the property owner has the right to do what is being done until we get the information from the DEEP regarding defining clear-cutting.

Discussion ensued:

- Mr. Stone asked about a cease and desist order. Ms. Aubrey explained that, at this time, there is no intent to put a cease and desist order in place.
Mr. Stone stated that this situation may be rendered moot if they speed up the operation. Ms. Lorents agreed.
- Mr. Thurlow referred to and read from Line Item #17 on the Five-Mile River Overlay Section.
Ms. Aubrey explained that, in the Rural Development Zone, you are allowed to do agricultural practices and one of the agricultural practices is forestry. She said that they are doing some maintenance of the forestry due to root rot and bug infestation on a large portion of the trees that they cut. She explained that it seems that there is a conflict between the underlying zone and the overlay district and as this is a legal matter, the Town Attorney has been contacted and also the DEEP.
Jonathan Blake explained that some agricultural uses have acreage requirements, but forestry is not one of them. He explained that under the CT General Statutes (1.1.2) forestry activity as an agricultural use is considered by right. The question, under the Overlay, is, with that clear-cutting restriction, what are they defining the clear-cutting? A standing tract of trees usually pertains to the property as a whole. This is a 26-acre property and they have not cleared 26 acres. He does not believe that is the intention. Mr. Blake explained the research he has done regarding this issue and it is unclear so, he said, they look to the Town Attorney to provide further insight.
- Gregory Davis stated that he disagrees with Staff and said that he has spoken with Attorney, Rich Roberts of Halloran & Sage. He said that the Attorney assured him that underlying zoning does not apply to this. He referred to and read from Sections 200.1 and 200.6.
Mr. Davis said:
 - 1) In this case, the covenant is the Overlay and it governs which means there is no clear-cutting.
 - 2) The only question the Attorney has from the Town is to define clear-cutting. Mr. Davis said he called the complaint department of the CT DEEP and they told him that clear-cutting is listed as "Clearing any stand of trees in one operation. Harvesting all trees in a stand in one operation." He said that at least 3 or maybe 4 acres of complete removal of old mature pines has been done. He said it changes the atmosphere and spirit and intent of the Overlay which was designed to protect one of the most beautiful areas in the State.

Mr. Davis feels this needs to be stopped now before any more damage is done. He said that they want to cut more trees to east and along the road which is damaging to the scenic outlook.

- Mr. Thurlow asked Mr. Aubrey about the status with the Attorney. Ms. Aubrey explained that when she hears from the DEEP, that will determine what the next steps will be.
- Patti Larrow George, Town Council Liaison, informed Ms. Aubrey that she had spoken with the land owner and was told by the land owner that there is a total of one more acre of clearing to be done.

Discussion continued:

- Ms. Lorents suggested that the PZC review the Regulations to determine if changes need to be made to stop this from happening again.
- Mr. Thurlow suggested that the logical step would be to stop the cutting of trees within the 500 feet from the waterfront until the Attorney makes a determination. Mr. Davis stated that that is part of it, but he is concerned about the area from the house to the border. Jonathan Blake read referred to a map at the back of Section 581 and he stated that it is not exactly 500 feet from the River (it is a corridor shown on a map and there is a boundary description within the Regulation).
- Mr. Davis stated that he is doing this for the perpetuity of the scenic wilderness in Killingly and he said that other people on his street feel the same way.
- Jason Anderson, Town Council Chairman, noted that a section at the back of the parcel toward River Road was identified on the DEEP's Wildlife Diversity Database Map and asked if it had been addressed. Jonathan Blake stated that the Forester had reached out to the DEEP and Staff received comments from the DEEP that there is a fish in the River that caused the Upland Review Area on the DEEP's Map.
- Mr. Davis asked that the activity be stopped until there is a proper legal definition of clear-cutting.
- Patti Larrow George asked if the property owner has obtained the proper permits from the Town. Mr. Blake stated that they have permits for a pool, a garage, a mudroom, and they have also received an E&S permit which Staff has asked for additional information to be submitted (they are waiting for the Town Attorney's input before moving that). Ms. Larrow George expressed concern regarding a law suit if the property owners' project were stopped.
- Milburn Stone feels that there is a substantial dispute with a conflict in the Regulations. He asked if it is the role of the PZC to take action on this matter. Ms. Aubrey stated that it is being handled by Staff and by Legal Counsel, and they are looking for the definition of clear-cutting. Mr. Thurlow asked, "If the PZC wants it to cease and desist, would the Staff have to act on it?" Ms. Aubrey stated that the most they could do is request, as there is an issue, they do have the right to do proper forest management, they have a forester there (certified by the State as one of the highest ranking in the State). The Regulations do not have a definition of clear-cutting, so they are going to the DEEP. Mr. Stone asked if the PZC can look at this issue and Ms. Aubrey explained that it is an enforcement action from the Zoning Enforcement perspective (there are two ZEO's on Staff). There are issues that need to be clarified. Mr. Stone agreed that the issues need to be clarified, but he stated that actions need to stop until those issues are clarified. Virge Lorents agreed with Mr. Stone. Mr. Stone asked what is happening to the trees that are being cut down. Ms. Aubrey stated that some of them are going to be disposed of them because they are infested, but she would have to clarify, with the forester, as to whether the others are going to a saw mill. Mr. Davis stated that they are going for commercial sale, the tree rotted ones are going for mulch and the old, mature pines are going to go for boards. Mr. Blake called a Point of Order – hearsay.
- Mr. Thurlow stated that, if the PZC doesn't have a say in it, then it doesn't need to discuss it any further. If the PZC has a say in it, then the only option, that the Commission would need to decide on, would be a Cease and Desist Order to stop them from cutting any further until the Attorney gives an opinion. Mr. Davis agreed with Mr. Thurlow. Ms. Aubrey recommended that the Commission get Legal Counsel before ordering a Cease and Desist at this time. She explained that this has brought forth some weaknesses in some of the Regulations and Overlays.
- Brian Card feels that, if it is commercial cutting, and it's called for commercial lumber, then the forester rules kick in and the PZC has no say. He does not think that the Zoning Regulations override that. The only way to potentially stop it is through the IWWC if they are within the setback from the River. He has the right to cut his trees.
- Matthew Wendorf feels that the definition of clear-cutting is needed. Going forward, it needs to be addressed in the Zoning Regulations by following along with what the State has for clear-cutting in specific locations.

- Amy Brunet, Land Owner of 199 Stone Road, stated that they did the cutting for the safety of the property as well as for the properties around 199 Stone Road. She said that there was significant root rot on much of those pines and they are doing it to protect the environment.
- John Sarantopoulos stated agreement with Ms. Aubrey that, if the majority of the PZC would like to see a stop order issued, the Town Attorney should be consulted first. He feels that if the Attorney does not feel that a stop order is necessary, that is the end of it.
- Milburn Stone feels that the cutting needs to be stopped until the Attorney is heard from and then, someone needs to make a decision. He said, "Unless we're doing a lawsuit, the Attorney is not going to be decisive."
- Virge Lorents feels that a temporary stop while Staff determines a path with what rights and limits the PZC has and to get an understanding of the complexities of the situation would not take long and it would help everybody to get on the same page. She feels that a temporary stop would not be a big burden on the land owners. Mr. Stone agreed with Ms. Lorents.

Motion was made by John Sarantopoulos that Staff contact the Town Attorney for an opinion as to whether a stop order can be issued regarding the issue brought forward by Greg Davis regarding tree clearing in the Five-Mile River Overlay. Second by Milburn Stone. No discussion.

Roll Call Vote: Virge Lorents – yes; Milburn Stone – yes; John Sarantopoulos – yes; Brian Card – no; Keith Thurlow – yes. Motion carried (4-1-0).

XI. CORRESPONDENCE – (review/discussion/action)

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

Jonathan Blake referred to Governor Lamont's Executive Order #7mm, in response to COVID-19 and the re-opening of restaurants and retail. He explained that Staff is looking to have an expedited process for dining and retail:

- Currently, if you have an outdoor patio or an outdoor space, you are already operating in a business (which you already have approval for), you don't have to do anything, you can just follow the recommendations of the State in "Re-Open Connecticut."
- If you are in a location where you don't have that space, or need additional space to provide social distancing, Business Owners contact Staff to work with them to come up with a plan to get them ready by Wednesday, May 20, 2020. They are actively working with 7 or 8 entities.
- There is no permit costs.

B. Inland Wetlands and Watercourses Agent's Report – No comments.

C. Building Office Report – No comments.

XII. ECONOMIC DEVELOPMENT DIRECTOR REPORT - No representation.

Ms. Aubrey announced that Jill Sinclair has been hired as the new Economic Development Director and she started this morning.

XIII. TOWN COUNCIL LIAISON REPORT – No representation.

XIV. ADJOURNMENT

Motion was made by Virge Lorents to adjourn at 9:35 p.m. Second by Milburn Stone. No vote taken - Consensus. There were no objections.

Respectfully submitted,

S. Perreault
recording Clerk



MEMORANDUM

To: Mary Calorio, Town Manager
Keith Thurlow, Chairman of PZC
Town of Killingly

From: Richard P. Roberts, Esq.

Date: June 5, 2020

Re: Definition of Clear-Cutting Applied to Five Mile River Overlay Zone
Regulations

The facts that have been provided to me, and which I assume to be accurate, are as follows:

- There is a property located at 199 Stone Road on which some logging operations have been taken place.
- 199 Stone Road is located within the Five Mile River Overlay Zone and the regulations applicable thereto are contained in Section 581 of the Town of Killingly Zoning Regulations.
- Subsection 581(c)(17) of the overlay regulations prohibit “clear cutting except for maintenance of existing agricultural fields and/or the minimum necessary to accommodate permitted structures and their appurtenances”.
- There is no definition of “clear cutting” contained within the Town of Killingly Zoning Regulations.
- In the course of evaluating the activities occurring at 199 Stone Road, the Town’s zoning enforcement officer sought a definition of “clear cutting” which could be applied to the facts in order to determine whether or not the activities taking place violated the overlay regulations.
- Absent a definition in the zoning regulations, the zoning enforcement officer located the definition of “clear cutting” in Section 2.1(e) of the Town of Killingly Inland Wetlands & Watercourses Regulations which provides as follows: “Clear-Cutting” means the harvest of timber in a fashion which removes all trees down to a two inch diameter at breast height. (DBH or diameter at breast height is measured 4.5’ above ground level.)” This is the same definition as is used in the CT Department of Energy & Environmental Protection model regulations.

You have asked whether the use of the definition of “clear cutting” contained in the Inland Wetlands & Watercourses Regulations to interpret the meaning of that term in the Five Mile River overlay zoning regulations was acceptable or reasonable. As a general matter of law, the zoning enforcement officer is granted substantial discretion in the interpretation and enforcement of the provisions of the zoning regulations. Within that broad discretion is the ability of the zoning enforcement officer to determine the appropriate meaning and intent of terms used in the zoning regulations which may not be defined therein.

While it is often useful to use the “plain meaning” or “dictionary definition” of common terms, it is certainly reasonable and accepted practice to review statutes, regulations or other technical resources to attempt to determine an appropriate definition for a term which may have a more specialized meaning in the relevant context. Therefore, I believe it is reasonable and acceptable for the zoning enforcement officer to have consulted the Inland Wetlands & Watercourses Regulations for the meaning of a term defined therein which has a similar context and meaning within the overlay zone regulations. It is further within the discretion of the zoning enforcement officer to determine whether the term, as defined, is applicable to a particular situation or not in the course of evaluating the activity for compliance with the zoning regulations.

Please let me know if you have any other questions in this regard.



TOWN OF KILLINGLY
OFFICE OF BUILDING INSPECTION
MONTHLY PERMIT & FINANCIAL REPORT
MAY 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: 5/1/2020 To: 5/31/2020

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

FeeGroup: Building

Payment Type: Cash

5/26/2020	005459	Open Burning Permit	Francis K. Vertefeuille	Cash	00008598	5.00
945 UPPER MAPLE ST, Killingly						

Cash Total:

5.00

Payment Type: Check

5/8/2020	000971	Res: Pools/Spa	Mark Gilbert	Check #1220	00008500	109.00
29 LAKE RD, Killingly						
5/8/2020	004163	Res: Pools/Spa	Daniel Perry	Check #265	00008501	62.00
380 Mashentuck Road, Killingly						
5/8/2020	007200	Res: Mechanical	L. Train Electric LLC	Check #3773	00008502	177.00
23 MOCKINGBIRD DR, Killingly						
5/8/2020	002207	Res: Roof/Siding/Window	Wakely Builders LLC	Check #3046	00008503	280.00
315 MAIN ST, Killingly						
5/8/2020	005401	Res: Mechanical	CT Heat Pys	Check #190	00008504	58.00
146 SCHOOL ST, Killingly						
5/8/2020	002994	Res: Pools/Spa	Kristin Hill	Check #563	00008505	101.00
25 TAOS DR, Killingly						
5/8/2020	000974	Res: Mechanical	Paquette-Electrio	Check #10463	00008506	140.00
4 SHAWNEE DR, Killingly						
5/8/2020	003847	Res: Porch/Deck	Melissa & Timothy Jonasch	Check #342	00008507	92.00
16 SAW MILL HILL, Killingly						
5/12/2020	001896	Commercial Project Cost	Frank J. Jans & Assoc	Check #6794	00008508	200.00
90 MAIN ST, Killingly						
5/12/2020	002610	Res: Renovations	Michael Dussault	Check #1209	00008509	350.00
88 BAILEY HILL RD, Killingly						

Town Of Killingly

Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
5/12/2020	004742	Res: Renovations	Emma Thurlow	Check #185	00008510	280.00
5/14/2020	009669	Res: Mechanical	Zachary Michrane	Check #136	00008316	35.00
5/14/2020	713669	Res: Renovations	Everett Hadley	Check #3376	00008519	70.00
5/14/2020	005304	Res: Pools/Spa	Ronald P. Peet	Check #479	00008521	63.00
5/14/2020	005493	Res: Porch/Deck	James LaFleur	Check #1058	00008522	95.00
5/19/2020	005689	Res: Mechanical	CT Heat Pros	Check #186	00008525	170.00
5/19/2020	002995	Res: Pools/Spa	Cheri Green Keith Lewis	Check #139	00008526	56.00
5/19/2020	004084	Demolition	Charles & Emma Pampalaeos	Check #195	00008527	35.00
5/19/2020	000980	Res: Shed w/foundation	Rabitor Brad T Dominique L	Check #2296	00008528	392.00
5/19/2020	006056	Res: Mechanical	R. G. Electric	Check #392	00008529	35.00
5/19/2020	005126	Res: Mechanical	Szarkowicz Electric	Check #4009	00008530	35.00
5/19/2020	002412	Res: Mechanical	Szarkowicz Electric	Check #4009	00008531	35.00
5/19/2020	009943	Res: Pools/Spa	Wakefield Todd A Christine L	Check #100053835	00008532	154.00

Town Of Killingly
Paid Fees Report

Payment Date	Identifier	Fee Type	Address	Payer	Payment Type	Payment #	Fee Amount
5/19/2020	005697	Res: Pools/Spa	157 KELLY RD, Killingly	Ritchothe Robert T Holly M	Check #999	00008533	122.00
5/21/2020	005743	Res: Mechanical	620 NO MAIN ST, Killingly	Eric Sebo	Check #2507	00008535	168.00
5/21/2020	004726	Res: Mechanical	9 DYER ST, Killingly	Joyce Wolfburg	Check #5713	00008536	66.00
5/21/2020	005626	Res: Mechanical	154 BAILEY HILL RD, Killingly	1st Light Energy	Check #2894	00008537	836.00
5/21/2020	002423	Res: Roof/Siding/Window	103 RIVER ST, Killingly	Advanced Window Systems LLC	Check #40087	00008538	469.00
5/21/2020	005633	Res: Roof/Siding/Window	463 WAUREGAN RD, Killingly	Southern ME Windows	Check #21713	00008539	74.00
5/21/2020	007572	Commercial Project Cost	1150 KILLINGLY COMMONS DR (LOWES), Killingly	Lin R Rogers Electrical Contractors	Check #194829	00008540	302.00
5/21/2020	006642	Res: Renovations	163 PUTNAM PIKE, Killingly	First General Services of Hartford	Check #180339	00008541	100.00
5/21/2020	002831	Res: Mechanical	39 TAOS DR, Killingly	Trinity Solar	Check #31568	00008542	589.00
5/21/2020	001926	Res: Renovations	148 B ALOUSVILLE RD, Killingly	Manfred Satz	Check #194	00008543	56.00
5/21/2020	007328	Res: Mechanical	325 LEDGE RD, Killingly	CT Heat Pros	Check #194	00008544	84.00
5/21/2020	003618	Res: Roof/Siding/Window	1192 HARTFORD PIKE, Killingly	Window World of CT LLC	Check #160	00008545	78.00

Town Of Killingly
Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
5/22/2020	009946	Res: Mechanical	Allstars Electrical LLC	Check #5377	00008547	466.00
5/22/2020	004188	Res: Mechanical	Kevin Dyson	Check #495	00008549	98.00
5/22/2020	004188	Res: Mechanical	Dyson Kevin J	Check #495	00008550	35.00
5/26/2020	000469	Res: Mechanical	Andersen Electric	Check #1015	00008551	35.00
5/26/2020	004188	Res: Mechanical	Gary Arrington	Check #1003	00008553	35.00
5/26/2020	001744	Res: Pools/Spa	Grehoski Scott F Cheryl A	Check #803	00008555	70.00
5/26/2020	002700	Res: Mechanical	Glasco Heating LLC	Check #2378	00008558	140.00
5/26/2020	004188	Res: Mechanical	Applied Roofing Systems Inc	Check #9834	00008560	224.00

Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
5/26/2020	001631	Res: Addition	Woodstock Building Assoc	Check #5562	00008561	1,781.00
898 NO MAIN ST, Killingly						
5/28/2020	004637	Res: Roof Siding Window	Richard J & Annette-Quellette	Check #4344	00008562	35.00
805 HARTFORD PIKE, Killingly						
5/28/2020	000967	Res: Mechanical	Hay Bruce D Donna J	Check #1400	00008563	35.00
1366 NORTH RD, Killingly						
5/28/2020	710698	Res: Renovations	Andrew Donna	Check #1791	00008564	35.00
1909 UPPER MAPLE ST, Killingly						
5/28/2020	009029	Res: Mechanical	Brian R Briere	Check #5443	00008565	35.00
55 PHILIP LN, Killingly						
5/28/2020	004163	Res: Porch Deck	Barry Builders Inc	Check #1392	00008566	63.00
300 WASHINGTON ROAD, Killingly						
5/28/2020	000974	Res: Mechanical	Raymond Phaneuf	Check #255	00008567	35.00
4 SHAWNEE DR, Killingly						
5/28/2020	002709	Res: Mechanical	Ives Brothers Inc	Check #12098	00008568	175.00
461 HUBBARD RD, Killingly						
5/28/2020	001118	Res: Mechanical	Chaput Electric	Check #2831	00008569	35.00
161 BURLINGAME RD, Killingly						
5/28/2020	002629	Commercial Project Cost	Cetraco Associates, LLC	Check #1444	00008570	136.00
127 ROCK AV, Killingly						
5/28/2020	009861	Res: Barn	Adam Mielniczuk	Check #123	00008571	140.00
1201 HARTFORD PIKE, Killingly						
5/28/2020	001389	Commercial Project Cost	King Network Services Inc	Check #1206	00008572	210.00
612 PROVIDENCE PIKE, Killingly						
5/28/2020	712226	Res: Renovations	Edward J Grandelski	Check #4369	00008573	420.00
1827 UPPER MAPLE ST, Killingly						

Town Of Killingly
Paid Fees Report

Payment Date	Identifier	Fee Type	Payer	Payment Type	Payment #	Fee Amount
FeeGroup: Code Compliance / Inspect						
<i>Payment Type: Cash</i>						
5/7/2020	003823	Group Home Annual Insp.	Sunrise NE	Cash	00008499	50.00
116 HAWKINS ST (Hawkins Street), Killingly						
Check Total:						11,414.00
Building Total:						11,419.00
Cash Total: 50.00						
5/14/2020	000033	House Code Inspection	Maximowicz Paul J Ann M	Check #305	00008524	25.00
29 FRANCIS ST, Killingly						
5/14/2020	003397	House Code Inspection	Maryann Picciardelli	Check #104	00008530	25.00
136 NORTH ST, Killingly						
5/19/2020	002534	House Code Inspection	Mark Tyler	Check #4170	00008534	25.00
4 FREDERICK ST, Killingly						
5/28/2020	008765	House Code Inspection	Edmond M Raboh	Check #19953	00008574	25.00
218 NORTH ST (220 North Street), Killingly						
Check Total:						125.00
Code Compliance / Inspect Total:						175.00
Paid Fees Grand Total:						11,594.00