



**TOWN OF KILLINGLY, CT
ZONING BOARD OF APPEALS**

Thursday – October 13, 2022

Regular Meeting – Hybrid Meeting

7:00 PM

Town Meeting Room – 2nd Floor

Killingly Town Hall

172 Main Street

Killingly, CT

AGENDA

Public can also view this meeting on Facebook Live.

Go to www.killingly.org and click on Facebook Live at the bottom of the page.

Elysebeth M. Quisenberry

2022 SEP 27 PM 12:11

RECEIVED
TOWN CLERK, KILLINGLY, CT

I. CALL TO ORDER

II. ROLL CALL

III. CITIZEN PARTICIPATION -- Public comment can be emailed to publiccomment@killinglyct.gov or mailed to Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment received prior to 2:00 PM on the day of the meeting will be posted on the Town's website www.killingly.org.

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

If a member of the public would like to comment on the following public hearing during the meeting, please call 1-415-655-0001; Meeting Number (access code): 2633 134 7237.

All calls will be answered as received. Note the meeting is also open to the public.

- 1. Application #22-831 of Rick Ouellette to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4+ units from 10,000 sq ft to 8,000 sq ft, to allow for a fourth residential unit. Property located at 63 Academy St; GIS MAP 198, LOT 118; Borough Residential High Density**

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

- 1. Application #22-831 of Rick Ouellette to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4+ units from 10,000 sq ft to 8,000 sq ft, to allow for a fourth residential unit. Property located at 63 Academy St; GIS MAP 198, LOT 118; Borough Residential High Density**

VI. NEW BUSINESS

VII. ADOPTION OF MINUTES

- 1. June 9, 2022, Regular Meeting**

VIII. CORRESPONDENCE TO THE BOARD

IX. COUNCIL LIAISON

X. ADJOURNMENT



TOWN OF KILLINGLY, CT ZONING BOARD OF APPEALS

Thursday – June 9, 2022

Regular Meeting – Hybrid Meeting

7:00 PM

Town Meeting Room – 2nd Floor

Killingly Town Hall

172 Main Street

Killingly, CT

Elizabeth G. Wilson

2022 JUN 10 AM 8:13

RECEIVED
TOWN CLERK, KILLINGLY, CT

Public can also view this meeting on Facebook Live.
Go to www.killinglyct.gov and click on Facebook Live at the bottom of the page.

MINUTES

I. **CALL TO ORDER CALL TO ORDER** – Chair, Andrew Farner called the meeting to order at 7:10 p.m.

II. **ROLL CALL** - Lynn LaBerge (Vice-Chair) and Andrew Farner (Chair) were present in person.
David Izzo, Sr.; William Menghi (were present via WebEx).

Staff Present – Jonathan Blake, Planner I and Zoning Enforcement Officer (in person).

Others Present – Raymond Wood II, Town Council Liaison (via WebEx); J.S. Perreault, Recording Secretary (in person).

III. **CITIZEN PARTICIPATION** -- Public comment can be emailed to publiccomment@killinglyct.gov or mailed to Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment received prior to the meeting will be posted on the Town's website www.killinglyct.gov.

There was no citizen participation. Jonathan Blake stated that none had been received in the office.

IV. **PUBLIC HEARINGS – (Review/Discussion/Action)** – None.

V. **UNFINISHED BUSINESS – (Review/Discussion/Action)** - None.

VI. **NEW BUSINESS**

Annual Organizational Meeting

1. Review of By-Laws (Review/Discussion/Action)

Jonathan Blake explained that the last update of the By-Laws was in 2020 (copies were included in packets to Board Members).

Mr. Farner asked if information about remote meetings needed to be included. Mr. Blake explained that it is per State Statute, currently and going forward. Mr. Blake also explained that the Board can make changes to the By-Laws at any meeting.

There was a consensus of the Board that no changes would be made at this time.

2. Election of Officers (Review/Discussion/Action)

- i. Meeting turned over to Staff Liaison.

Jonathan Blake explained that the positions are for Chair and Vice-Chair.

- ii. Call for nominations.

Mr. Blake opened the floor for nominations.

Motion was made by David Izzo to nominate the same slate of Officers: Andrew Farner for the position of Chair; and Lynn LaBerge for the position of Vice-Chair.
Second by William Menghi.

- iii. Verify acceptance by nominees.

Mr. Farner and Ms. LaBerge both stated acceptance of their nominations.

- iv. Call for vote.

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

- v. Meeting turned back to new Chair.

Andrew Farner resumed the position of Chair.

VII. ADOPTION OF MINUTES

- a. March 10, 2022, Regular Meeting

Motion was made by David Izzo to adopt the Minutes of the Regular Meeting of March 10, 2022.
Second by Lynn LaBerge. No discussion.
Roll Call Vote: Lynn LaBerge – yes; William Menghi – yes; David Izzo – yes; Andrew Farner – yes.
Motion carried unanimously (4-0-0).

VIII. CORRESPONDENCE TO THE BOARD – None.

IX. COUNCIL LIAISON

Raymond Wood III reported on the actions of the Town Council.

X. ADJOURNMENT

Motion by Lynn LaBerge to adjourn at 7:19 p.m.
Second by William Menghi. No discussion.
Motion carried unanimously by voice vote (4-0-0).

Respectfully submitted,

J.S. Perreault
Recording Secretary

STAFF REPORT

GENERAL INFORMATION: VARIANCE #22-831

REQUEST: Application #22-831 of Richard Ouellette; to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4+ units from 10,000 sq ft to 8,000 sq ft, to allow for a fourth residential unit. Property located at 63 Academy St; GIS MAP 198, LOT 118; Borough Residential High Density

PURPOSE: To vary the Borough of Danielson Zoning Regulations Section 420.1.A.1 & Section 470, Table A, min. lot area for 4+ units from 10,000 sq ft to 8,000 sq ft; to establish a fourth residential unit.

APPLICANT: Richard Ouellette

OWNER: Richard Ouellette

PARCEL ID: Map #867, Alt ID 198-118

LOCATION: 63 Academy Street

ZONING: Residential High-Density Zone

REPORT BY: Jonathan Blake, Planner / Zoning Enforcement Officer

SUMMARY: The applicant would like to renovate the existing living space to create a fourth unit. 63 Academy Street is also known as the Samuel S. Sprague House which is in the Danielson-Academy Street Historic District (local historical district; brochure attached). It is also part of the Broad Street – Davis Park Historical District on the National Register of Historic Places, it is featured by name (staff has attached that full document for review). There is no proposed modification to the exterior of the property.

Staff has reviewed other residential uses in same zone (within a block or so; see attached map) of 63 Academy Street and found numerous properties with less lot area above the lot area required under Section 420.1.A.1 & 470. Some examples include 46 Academy Street which is a four-unit apartment building on .07 acre (3049.2 sq ft) or a density of 1 unit per 762.3 sq ft. 12 Potter Street which consists of two duplexes (total of four units) on .22 acre (9583.2 sq ft) or a density of 1 unit per 2395.8 sq ft. In comparison to the request of the applicant; 63 Academy Street is .52 acre (22,651.2 sq ft) or 5662.8 sq ft. Some similar sized Residential High Density zoned properties in the area are upwards of six and seven units.

The following documents have been provided the Boards review: application, letter to the Board, abutters list, property card, deed, and GIS map. Additionally, four letters of support have been submitted.

The applicant is claiming a hardship under Section 800.2.1 (a,b,c,d) as described in the application to the board.

REGULATION: Article VIII. Zoning Board of Appeals; Section 800.2 of the Zoning Regulations of the Town of Killingly specifically states that a *“variance from the terms of these regulations shall not be granted by the Zoning Board of Appeals unless and until...a written application for a variance is submitted on a form prescribed by the commission demonstrating:*

800.2.1.a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the district.

800.2.1.b. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations.

800.2.1.c. That the special conditions and circumstances do not result from actions of the applicant. Purchase or lease of the property shall not constitute such an “action” in this instance.

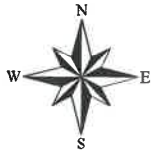
800.2.1.d. That granting the variance requested will not confer upon the applicant any special privilege that is denied by these regulations to other lands, structure or buildings in the same district.

The regulations require that all four criteria be met for the Board to grant a variance request. In addition, Section 800.2.5 demands that the Board grant only the “minimum variance necessary” for a “reasonable use of the property”.

RECOMMENDATION:

Staff recommends the board listen to the testimony presented during the public hearing and weigh the information submitted against items 800.2.1.a-d listed above. If sufficient evidence is presented, then the variance can be granted for those reasons.

In all variance approvals, the minimum variance necessary to accomplish the goal needs to be granted.



63 Academy Street

Danielson, CT

1 inch = 140 Feet



www.cai-tech.com

October 13, 2022



| | | | | | |
|--|-----------------------------------|--|-------------------|--|--------------|
| | Borough General Commercial | | Arrowheads | | TRACT LINE |
| | Borough Central Business District | | Parcel Arrowheads | | PROPERTYLINE |
| | Borough Residential - High | | Leaders | | ROAD |
| | Borough Residential - Medium | | Parcel Leaders | | |
| | Industrial | | RW | | |

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.

\$435 - pd. 9/12/22
(Check # 4412)

Office Use Only (#22-220831)

| | |
|---------------------------------|----------------------------|
| Application #: | 22-831 |
| Date Submitted: | 9/12/22 |
| Received By: | dmay |
| Fee: | \$435 - pd. - Check # 4412 |
| Date Rec'd by Commission/Board: | |

APPLICATION TYPE:

- Site Plan Review
- Special Permit
- Subdivision
- Zone Text Change
- Zone Map Change
- Zoning Board of Appeals

TO BE COMPLETED BY THE APPLICANT -- PLEASE PRINT

rick.ouellette@att.net

| | | | |
|-------------------|-------------------|----------------|------|
| Applicant's Name: | Rick Ouellette | | |
| Mailing Address: | PO Box 643 | | |
| | Dayville CT 06241 | | |
| Day Phone: | 860.208.8860 | Evening Phone: | same |
| Landowner: | } same | | |
| Mailing Address: | } | | |
| | } | | |
| Day Phone: | | Evening Phone: | |

LOCATION OF PROPERTY

| | | | |
|----------|------------------------------|-----------------------|--------------------------------------|
| Address: | 63 Academy Street, Danielson | | |
| GIS # | Lot: 198-118 | Zoning District: BRHD | Lot Size: .52 Acres Frontage: 88.26' |

INTENT OF APPLICATION / PROPOSED ACTIVITY

| | |
|--------------|--|
| Description: | Reduce the minimum lot area under Table A-Res. High District for 4+ units from 10,000 s.f. to 8,000 s.f. |
|--------------|--|

ZONING BOARD OF APPEALS APPLICATIONS ONLY

| |
|--|
| <input checked="" type="checkbox"/> A variance in the application of the Zoning Regulations is requested. |
| <input type="checkbox"/> There is an error in an order, requirement or decision made by the Zoning Enforcement Officer (Appeal). |
| <input type="checkbox"/> Other (Specify Above). |

Rick Ouellette
Signature of Applicant

09/11/2022
Date

Signature of Owner (if different from Applicant)

Date

September 11, 2022

To the Members of the Board,

As I'm sure you are all aware presently we have a real housing shortage in the town of Killingly, especially with affordable housing. For example online this week there was only one, one bedroom listed for \$1,300.00/month and three, two bedrooms ranging from \$1,100.00 to \$1,300.00/month. Ever since March 2020 tenants are simply not moving and up until recently they could not be evicted. Personally I have had one tenant move out in over two and a half years and she moved to Florida. Presently I do not have any vacant rentals nor any coming in the foreseeable future

What I do have is an elderly, disabled tenant, rent subsidized through Section 8, living in a townhouse apartment who can no longer walk up the stairs to her bedroom. She is restricted to the first floor which is made up of the living room, a small kitchen and a half bath, (no shower). She sleeps on her couch.

I also have 700 square feet of living space consisting of three rooms on the first floor of 63 Academy Street, Danielson, a legal three family, BRHD zoning. In order to convert this area into a finished apartment for this tenant I am requesting a variance to decrease the zoning requirement of 10,000 square feet for a fourth unit to 8,000. With this approval I will immediately begin the renovation with the goal of moving my tenant there this winter or early spring at the latest depending on the weather and her ability to physically make the move.

Thank you for your time and consideration.

Sincerely,

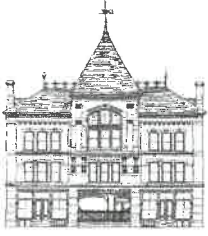


Rick Ouellette

RECEIVED

SEP 26 2022

PLANNING & ZONING DEPT.
TOWN OF KILLINGLY



Town of Killingly

Memorandum Community Development Office

TO: Ann-Marie Aubrey, Director of Planning and Development
FROM: Mary E. Bromm, ^{mb}Community Development Administrator
DATE: September 26, 2022
RE: 63 Academy Street, Danielson

I am writing in support of a variance allowing Mr. Richard Ouellette to add a 4th unit to the property at 63 Academy Street. Mr. Ouellette completed a total renovation of the property several years ago – creating three (3) affordable housing units. There remains space in the property for one (1) additional affordable housing unit within the property.

The Town is in dire need of additional affordable units and this property would be a perfect place to add a unit.

If you have any questions or require additional information regarding this matter, please contact me at 860-779-5355 or by e-mail at mbromm@killinglyct.org.

Thank you in advance for your consideration of this matter.

RECEIVED

SEP 26 2022

PLANNING & ZONING DEPT.
TOWN OF KILLINGLY

**KILLINGLY HOUSING AUTHORITY
SECTION 8 HOUSING PROGRAM
41 BIRCHWOOD TERRACE
DANIELSON, CT 06239-1646
#(860) 774-3905 FAX #(860) 779-1967
EMAIL: killingly.housing8@atlanticbbn.net**

TO: Ann-Marie Aubrey, Director of Planning and Development
FROM: Maryann Picciarelli, Section 8 Program Manager
DATE: October 4, 2022
RE: 63 Academy Street, Danielson

I am writing in support of a variance allowing Mr. Richard Ouellette to add a 4th unit to the property at 63 Academy Street.

Mr. Ouellette is a wonderful landlord/asset to our Section 8 Housing Choice Voucher program; thru the years renting numerous units to our program participants. He takes pride in his properties and that is evident in the retention of his renters.

The town is in need of additional affordable units and this would be a wonderful location for one.

Feel free to contact me with any further questions.

Thank you in advance for your consideration of this matter.

RECEIVED

OCT - 4 2022

PLANNING & ZONING DEPT.
TOWN OF KILLINGLY

October 10, 2022

To The Board Members,

My name is Chris Bransfield and I reside at 69 Academy Street, I have no objections to Rick Ouellette's application for a variance at 63 Academy Street so that he can add a 4th apartment.

If you wish to contact me I can be reached at 860-420-8042.

Sincerely,

Chris Bransfield



RECEIVED

OCT 11 2022

PLANNING & ZONING DEPT.
TOWN OF KILLINGLY

October 10, 2022

To The Board Members,

My name is Cynthia Hall and I reside at 30 Potter Street, I have no objections to Rick Ouellette's application for a variance at 63 Academy Street so that he can add a 4th apartment.

Sincerely,

Cynthia Hall



RECEIVED

OCT 11 2022

PLANNING & ZONING DEPT.
TOWN OF KILLINGLY

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2018.



Information on the Property Records for the Municipality of Killingly was last updated on 10/12/2022.



Parcel Information

| | | | | | |
|--------------------------|---------------|----------------|-------------|----------------|-------------|
| Location: | 63 ACADEMY ST | Property Use: | Residential | Primary Use: | Residential |
| Unique ID: | 867 | Map Block Lot: | 198-118 | Acres: | 0.5200 |
| 490 Acres: | 0.00 | Zone: | BRHD | Volume / Page: | 1238/0081 |
| Developers Map / Lot: | | Census: | 9045-3009 | | |

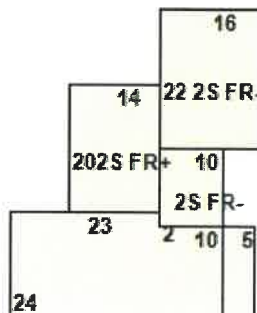
Value Information

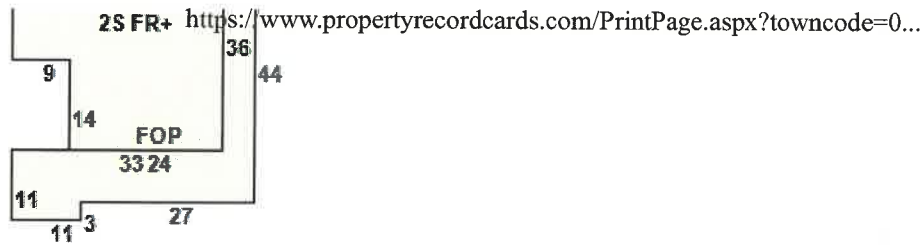
| | Appraised Value | Assessed Value |
|-----------------------|-----------------|----------------|
| Land | 8,790 | 6,150 |
| Buildings | 231,560 | 132,920 |
| Detached Outbuildings | 8,470 | 5,930 |
| Total | 248,820 | 145,000 |

Owner's Data

OUELLETTE RICHARD
PO BOX 643
KILLINGLY, CT 06241-0643

Building 1





| | | | | | |
|-------------------------|--------------|-------------------|--------------|----------------|--------------------|
| Building Use: | Three Family | Style: | Three Family | Living Area: | 3,720 |
| Stories: | 2.00 | Construction: | Wood Frame | Year Built: | 1820 |
| Total Rooms: | 15 | Bedrooms: | 7 | Full Baths: | 3 |
| Half Baths: | 0 | Fireplaces: | 0 | Heating: | Electric Baseboard |
| Fuel: | Electric | Cooling Percent: | 0 | Basement Area: | 1,388 |
| Basement Finished Area: | 0 | Basement Garages: | 0 | Roof Material: | Asph/F Gls/Cmp |
| Siding: | Wood Frame | Units: | | | |

Special Features

| | |
|-------------------|---|
| Extra Fixtures | 7 |
| Fireplace | 1 |
| Fireplace Opening | 1 |
| Plumbing | 2 |

Attached Components

| Type: | Year Built: | Area: |
|------------------------|-------------|-------|
| Fully Unfinished Attic | 1820 | 1 |
| Open Porch | 1820 | 517 |

Detached Outbuildings

| Type: | Year Built: | Length: | Width: | Area: |
|-------|-------------|---------|--------|-------|
|-------|-------------|---------|--------|-------|

| Type: | Year Built: | Length: | Width: | Area: |
|-----------------|-------------|---------|--------|-------|
| Detached Garage | 1900 | 24.00 | 36.00 | 864 |

Owner History - Sales

| Owner Name | Volume | Page | Sale Date | Deed Type | Sale Price |
|------------------------------|--------|------|------------|----------------|------------|
| OUELLETTE RICHARD | 1238 | 0081 | 06/25/2012 | Executors Deed | \$35,000 |
| CARROLL MADELYN C | 0725 | 0247 | 09/25/1998 | | \$0 |
| CARROLL LESLIE D & MADELYN C | 0151 | 0649 | 09/12/1963 | | \$0 |
| CARROLL MADELYN C | 0097 | 0102 | 04/08/1944 | | \$0 |

Building Permits

| Permit Number | Permit Type | Date Opened | Reason |
|---------------|-------------------------|-------------|--|
| 25365 | RESIDENTIAL RENOVATIONS | 06/22/2017 | INTERIOR RENO & SERVICE UPGRADE 2017 ONE APT (1ST FL REAR UNIT) CPLT; 2018 ONE APT (2ND FL REAR) CPL |
| 24626 | T:RESIDENTIAL REPAIR | 08/03/2016 | MISC REPR/REPL - 63 REPL STYLE WINDOWS, 3 DOORS, CHIMNEY REPR, ROOF, STAIR REPR |
| NA | T:REQUESTED REVIEW | 08/29/2014 | OWNER WANTS TO CONFIRM 74, 84, & 94 NOTATIONS OF THE NUMBER OF UNITS - THESE ALL SHOWED 3. BUT CURR |
| 22442 | T:RESIDENTIAL REPAIR | 07/10/2013 | REPR PORCH & REPL ROOF |
| 21957 | RESIDENTIAL RENOVATIONS | 08/21/2012 | ROOF REPL, REPR PORCH FLOOR&COLUMNS & ELEC UPGRADE 8/15/2013 11X22 SECTION HAS NEW FLOORING ONLY |
| 14476 | T:RESIDENTIAL ROOF | 10/10/2000 | ROOF REP |

Information Published With Permission From The Assessor

Return to:
Rick Ouellette
P.O. Box 643
Dayville CT 06241

EXECUTRIX DEED

KNOW ALL MEN BY THESE PRESENTS, That I, SHEILA C. CURTIS of South Natick, Massachusetts, Executrix of the ESTATE OF MADELYN C. CARROLL, late of Killingly, in said District, deceased, by authority vested in me under Article Fifth, of the Last Will and Testament of Madelyn C. Carroll, in consideration of the sum of THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$35,000.00), received to my full satisfaction of RICHARD OUELLETTE, of the Town of Killingly, County of Windham and State of Connecticut, do hereby grant, bargain, sell and confirm unto the said RICHARD OUELLETTE, all such right, title, interest, claim and demand which the said MADELYN C. CARROLL had at the time of her decease, or which I as such Executrix have or ought to have, in and to a certain tract or parcel of land with the dwelling house and other improvements thereon, situated on Academy Street and known as 63 Academy Street, in the Town of Killingly, County of Windham and State of Connecticut, and being more particularly bounded and described in Schedule A, attached hereto and made a part hereof.

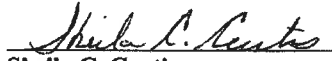
As a further consideration for this conveyance and by the acceptance of these presents, the grantees herein assume and agree to pay all taxes and assessments hereinafter coming due with respect to the within described real property.


TO HAVE AND TO HOLD, the above granted and bargained premises with the appurtenance thereof unto the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their proper use and behoof. And the said Executrix does hereby covenant with the said grantee, that she has full power and authority as Executrix aforesaid, to grant and convey the above described premises in manner and form as aforesaid and for herself and her heirs, executors, administrators, successors and assigns does further covenant to WARRANT AND DEFEND the same to the said grantee, against the claims of any person or persons whomsoever, claiming by, from or under her as Executrix aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of June, 2012.

Signed, Sealed and Delivered in the Presence of:


Thomas E. Dupont



Sheila C. Curtis


NICHOLAS R. SCOLA

STATE OF CONNECTICUT)
) ss. Killingly
COUNTY OF WINDHAM)

June 25th, 2012

Personally appeared Sheila C. Curtis, signer and sealer of the foregoing Instrument, who acknowledged that she executed the same in the capacity and for the purpose therein stated, and that the same is her free act and deed, before me,


Thomas E. Dupont
Commissioner of the Superior Court

Grantees' latest mailing address:

Receipt # 44506 Instr # 2012-01545

VOL 1238 PG 81
06/26/2012 02:43:36 PM
2 Pages
EXECUTORS DEED
Elizabeth M. Wilson, Town Clerk
Local Tax \$87.50
State Tax \$262.50

Schedule A

A certain tract of land with the buildings thereon situated on the southerly side of Academy Street and on the northerly side of Potter Street, in the Borough of Danielson, Town of Killingly, County of Windham, and State of Connecticut, bounded and described as follows:

“Beginning at an iron bound on the southerly side of Academy Street at the northeasterly corner of the within described premises; thence S. 38° 17' W. 135.55 feet, adjoining land now or formerly of George L. Gardner and Calista B. Gardner, to an iron bound of line of land of the Baptist Church; thence N. 52° 05' W. 16.09 feet, adjoining land of the Baptist Church, to an iron bound; thence S. 38° 12' W. 146.95 feet, adjoining land of the Baptist Church and land now or formerly of Annie B. McEwen, to an iron bound on the northerly side of Potter Street; thence N. 50° 00' W. 72.00 feet, along the northerly side of Potter Street, to an iron bound; thence N. 38° 29' E. 92.55 feet, adjoining land now or formerly of Olivine Paquin, to an iron bound at a corner of a bank wall; thence N. 38° 05' E. 190.07 feet, adjoining land now or formerly of Marcella D. Veilleux, to a corner of fence on the southerly side of Academy Street; thence S. 49° 58' E. 88.26 feet, along the southerly side of Academy Street, to the place of beginning.”
Containing 22,450 square feet of land, more or less.

Being the same property conveyed to Leslie Doyle Carroll and Madelyn C. Carroll by deed from Madelyn C. Carroll dated September 12, 1963 and recorded in Volume 151 at page 649 of the Killingly Land Records.



63 Academy Street

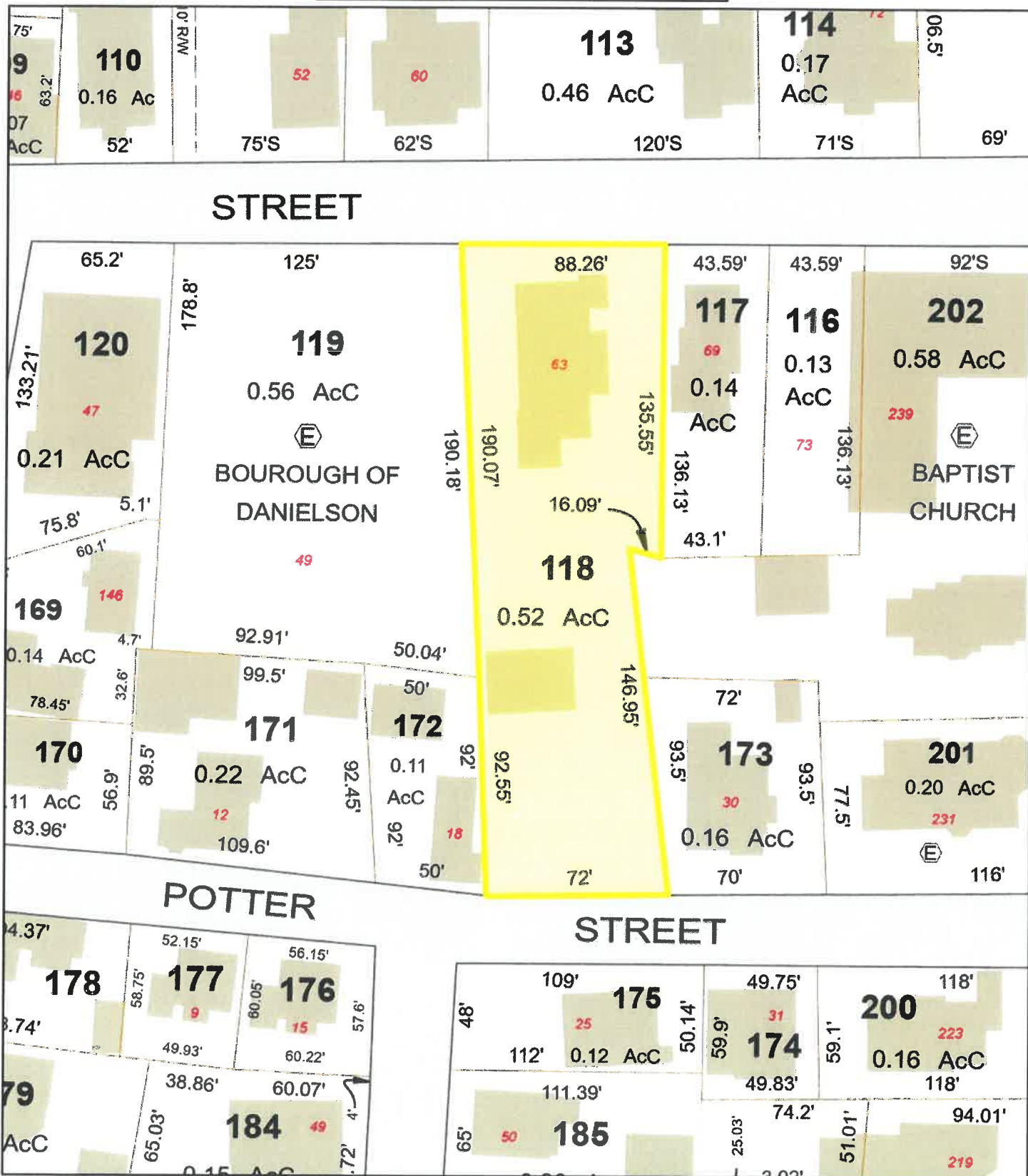
Danielson, CT

1 inch = 60 Feet



www.cai-tech.com

October 13, 2022



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.



Samuel S. Sprague House
Academy Street Historic District

What are Killingly's Local Historic Districts and Historic Properties?

- Historic Districts**
Dayville-Hartford Turnpike (Route 101)
Danielson-Academy Street
- Historic Properties**
Samuel Moffitt House
Killingly Center School (Killingly Grange 112)
Stone Road



Danielson Academy Street Historic District

What are the 5 Principles guiding the HDC on preserving the history and beautifying the Town of Killingly?

- 1) To safeguard the heritage of the Town by preserving historic districts, including areas, sites, landmarks, buildings, structures, objects, resources and works of art which reflect elements of Killingly's cultural, social, economic, political and/or architectural history.
- 2) To stabilize and improve property values in the historic district.
- 3) To foster civic beauty.
- 4) To strengthen the local economy.
- 5) To promote the use of the historic district for the education, pleasure and welfare of Killingly's citizens and the State of Connecticut.

The HDC has developed this brochure in hopes of providing Killingly residents with a clear understanding of the process of applying to the Historic District Commission. We hope you find the following information helpful.

Not all rules and regulations governing historic properties are listed in this brochure. The Killingly HDC follows the Connecticut Statutes on Historic Districts and the National Park Services Standards and Guidelines.

For more information, please visit the Historic District Commission's web page under the Town of Killingly's web site www.killingly.org



Brochure Designed by
Teresa Barton, HDC Chair
with assistance from
Margaret Weaver, Town Historian and
HDC Members: Louise Costello, Anne Millard,
Rebecca Gabbos, and Herb Richardson

Killingly Historic District Commission

**A Property Owner's Guide to
the Killingly Historic Districts
and Local Historic Properties
Policies and Procedures**



William LaBelle House
Hartford Pike
Dayville Historic District

Killingly Town Hall
172 Main Street
Killingly, CT 06239
Phone: 860-779-5334
Web: www.killingly.org

What is the Historic District Commission?

The Killingly Historic District Commission (HDC), founded in 1986 is an 8 member commission of volunteers - consisting of 5 regular members and 3 alternate members - all appointed by the Town.

What is the HDC's Purpose?

To promote the educational, cultural, economic and general welfare of the town through the preservation and protection of historic buildings, structures, distinct architectural styles and places of interest.

What is the HDC's Jurisdiction?

An historic district is approved by two thirds majority of the district's residents.

The HDC has jurisdiction over the structure's exterior that is visible from all public right of ways of each structure in an historic district or one that is designated as an historic local property. Refer to *Connecticut statute ch. 97a Historic Districts and Historic Properties*.

Property owners in an historic district or one designated as an historic local property **must contact the HDC prior to making any alterations** to the exterior of the structure that is visible from all public right of ways.

What is the HDC's Most Important Function?

To review applications for new construction, building additions, modifications and demolitions to any structure in an historic district or a local historic property and to issue a "Certificate of Appropriateness" (COA) for such work.



Killingly Center School
Killingly Grange 112 view East

What is the Killingly Historic District Commission's Meeting Schedule?

Regularly scheduled meetings are on the 3rd Thursday of the following months:

January
February
March
April
May
June
September
October

Note: check the *Town of Killingly's Events Calendar on the town's web site or call the Town Manager's office, (860) 779-5334, to verify dates and times.*

There may be special meetings or hearings in addition to those scheduled above.

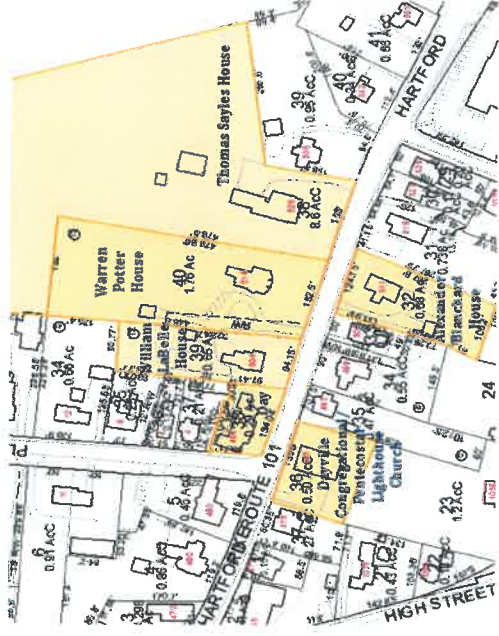
The Town of Killingly has achieved Certified Local Government (CLG) status from the National Park Service.

What is a Certified Local Government?

- 1) Creates a local, state and federal partnership that promotes historic preservation at the grassroots level
- 2) Seeks to develop and maintain local historic preservation programs that will influence the zoning and permitting decisions critical to preserving historic properties,
- 3) Encourages the broadest possible participation of local governments in the National Historic Preservation program,
- 4) Follows the preservation standards established by the U.S. Secretary of the Interior.

For more information about the federal Certified Local Government program, visit www.nps.gov/history/hps/clg.

For more information about the State of Connecticut's Historic Preservation Office visit www.ct.gov/cct/site/default.asp.



Dayville Historic District



100 foot Abutters List Report

Killingly, CT
October 13, 2022

Subject Property:

Parcel Number: 198-118-000
CAMA Number: 198-118-000-000 867
Property Address: 63 ACADEMY ST

Mailing Address: OUELLETTE RICHARD
PO BOX 643
KILLINGLY, CT 062410643

Abutters:

Parcel Number: 198-111-000
CAMA Number: 198-111-000-000 4524
Property Address: 52 ACADEMY ST

Mailing Address: TMC KEYWEST LLC
PO BOX 155
NORTH SCITUATE, RI 02857

Parcel Number: 198-112-000
CAMA Number: 198-112-000-000 5145
Property Address: 60 ACADEMY ST

Mailing Address: DIDIER GBLA
60 ACADEMY ST
KILLINGLY, CT 06239

Parcel Number: 198-113-000
CAMA Number: 198-113-000-000 158
Property Address: 66 ACADEMY ST

Mailing Address: WOLCZAK GLENN C
66 ACADEMY ST
KILLINGLY, CT 06239

Parcel Number: 198-114-000
CAMA Number: 198-114-000-000 2746
Property Address: 72 ACADEMY ST

Mailing Address: ROHOUSE LLC
11 VERNON ST
OXFORD, MA 01540

Parcel Number: 198-116-000
CAMA Number: 198-116-000-000 6863
Property Address: 73 ACADEMY ST

Mailing Address: CORNERSTONE BAPTIST CHURCH IN
DNLSN THE
247 BROAD ST
KILLINGLY, CT 06239

Parcel Number: 198-117-000
CAMA Number: 198-117-000-000 616
Property Address: 69 ACADEMY ST

Mailing Address: BRANSFIELD CHRISTY J JR EST OF
BRANSFIELD ELEANOR L EST OF
69 ACADEMY ST
KILLINGLY, CT 06241

Parcel Number: 198-119-000
CAMA Number: 198-119-000-000 6933
Property Address: 49 ACADEMY ST

Mailing Address: DANIELSON BOROUGH OF-095
PO BOX 117
KILLINGLY, CT 062390117

Parcel Number: 198-171-000
CAMA Number: 198-171-000-000 3924
Property Address: 12 POTTER ST

Mailing Address: DIAZ WILSON R ROA
12B POTTER ST
KILLINGLY, CT 06239

Parcel Number: 198-172-000
CAMA Number: 198-172-000-000 4101
Property Address: 18 POTTER ST

Mailing Address: CROWLEY COLLEEN
18 POTTER ST
KILLINGLY, CT 06239

Parcel Number: 198-173-000
CAMA Number: 198-173-000-000 552
Property Address: 30 POTTER ST

Mailing Address: HALL CYNTHIA F
30 POTTER ST
KILLINGLY, CT 06239



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10/13/2022

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100 foot Abutters List Report

Killingly, CT
October 13, 2022

Parcel Number: 198-174-000
CAMA Number: 198-174-000-000 5750
Property Address: 31 POTTER ST

Mailing Address: JARVIS RONALD H JR & SANDRA A
444 WAUREGAN RD
KILLINGLY, CT 06239

Parcel Number: 198-175-000
CAMA Number: 198-175-000-000 5404
Property Address: 25 POTTER ST

Mailing Address: LALIBERTY ROSALIE C
17 MOUNTAIN VIEW LANDING
KILLINGLY, CT 06239

Parcel Number: 198-176-000
CAMA Number: 198-176-000-000 2306
Property Address: 15 POTTER ST

Mailing Address: BEDARD SAMANTHA M
15 POTTER ST
KILLINGLY, CT 06239

Parcel Number: 198-184-000
CAMA Number: 198-184-000-000 107
Property Address: 49 HIGH ST

Mailing Address: BLEVINS GALLIEHUE T
58 JUNIPER WAY
BROOKLYN, CT 06234

Parcel Number: 198-185-000
CAMA Number: 198-185-000-000 532
Property Address: 50 HIGH ST

Mailing Address: GUNN PETER
262 BROAD ST UNIT B
KILLINGLY, CT 06239

Parcel Number: 198-200-000
CAMA Number: 198-200-000-000 2438
Property Address: 223 BROAD ST

Mailing Address: KNIGHT LISA M & JOHN L
1 SLEEPY HOLLOW RD
COLUMBIA, CT 06237

Parcel Number: 198-201-000
CAMA Number: 198-201-000-000 7046
Property Address: 231 BROAD ST

Mailing Address: ACCESS AGENCY INC
1315 MAIN ST
WILLIMANTIC, CT 06226

Parcel Number: 198-202-000
CAMA Number: 198-202-000-000 6862
Property Address: 239 BROAD ST

Mailing Address: CORNERSTONE BAPTIST CHURCH IN
DNLSN THE
247 BROAD ST
KILLINGLY, CT 06239



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