



Town of Killingly, CT

PROJECT HUSKY

Planning & Zoning Commission Meeting

Site Plan Application

June 15, 2026



Agenda & Attendees

AGENDA

Introduction & Status Update – Tom Cody

Site Design Revisions – Tim Onderko

Driveway & Roadway Revisions – Mark Vertucci

Tighe & Bond Peer Review – Mark Vertucci

P&Z Commission Q & A – Tom Cody

ATTENDEES: Project Team

Tom Cody – Robinson & Cole

Tim Onderko – Langan

Mark Vertucci – Fuss & O'Neill

Dustyn Curran – Ryan Companies US, Inc.

Ted DeSantos – Winstanley Enterprises

PROJECT SITE DESIGN



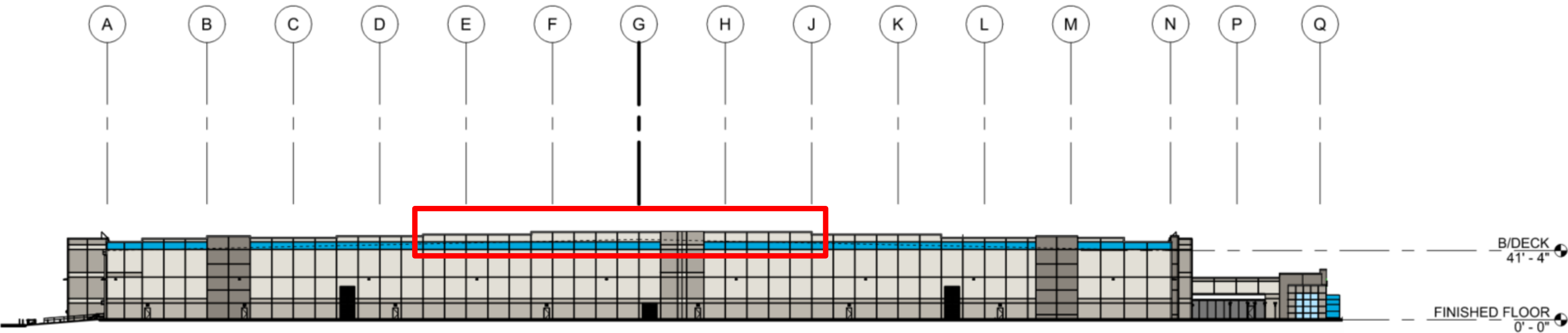
Project Update



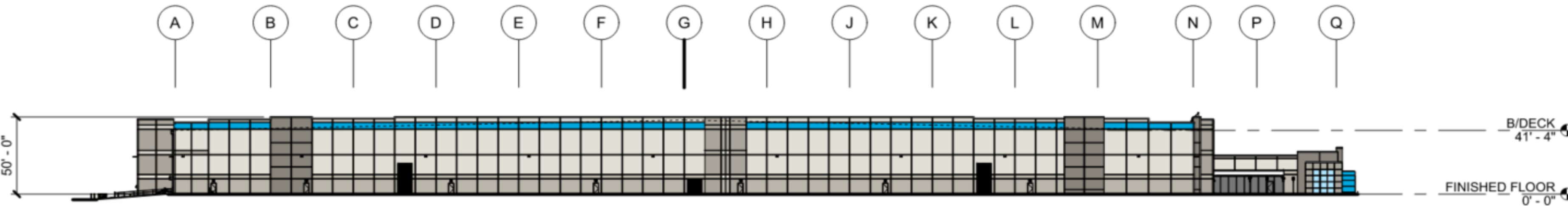
Proposed Site Plan



Reduced Building Height to 50' Max.



Previously Proposed (North Elevation)



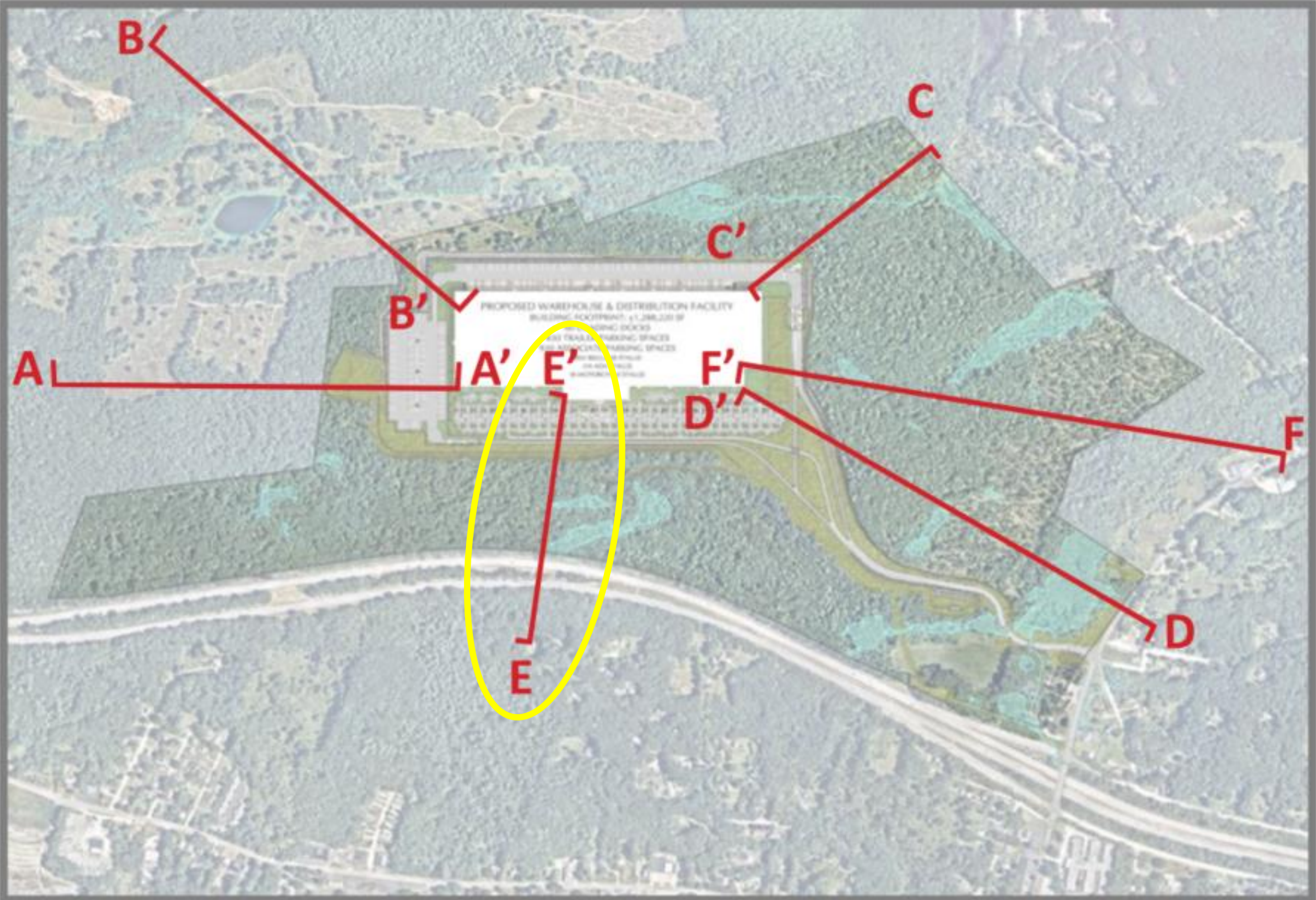
Currently Proposed (North Elevation)

Zoning Compliance

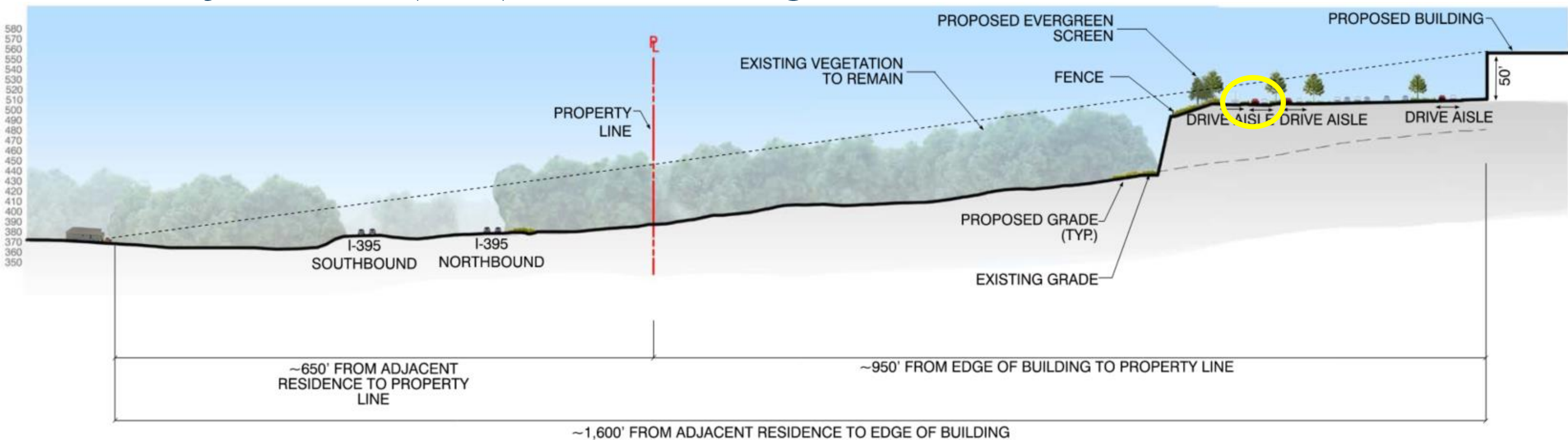
ZONING CHART			
REFERENCE: TOWN OF KILLINGLY ZONING REGULATIONS			
ZONE: BUSINESS PARK DISTRICT PROPOSED USE: WAREHOUSE			
ITEM	REQUIRED	PROPOSED	SECTION
MINIMUM LOT AREA	50,000 SF (1.15 AC)	±340.26 AC	450 – TABLE A
MINIMUM LOT FRONTAGE	NONE	±2,047 FT	450 – TABLE A
MINIMUM SETBACK FROM STREET LINE	100 FT ⁽¹⁾	±2,785 FT	450.6 & 450 – TABLE A
MINIMUM SETBACK FROM SIDE LINE	50 FT ⁽¹⁾	±411 FT	450.6 & 450 – TABLE A
MINIMUM SETBACK FROM REAR LINE	50 FT ⁽¹⁾	±344 FT	450.6 & 450 – TABLE A
MAXIMUM LOT COVERAGE	50%	±19.7%	450 – TABLE A
MAXIMUM HEIGHT OF STRUCTURE	50 FT	±50 FT	450 – TABLE A

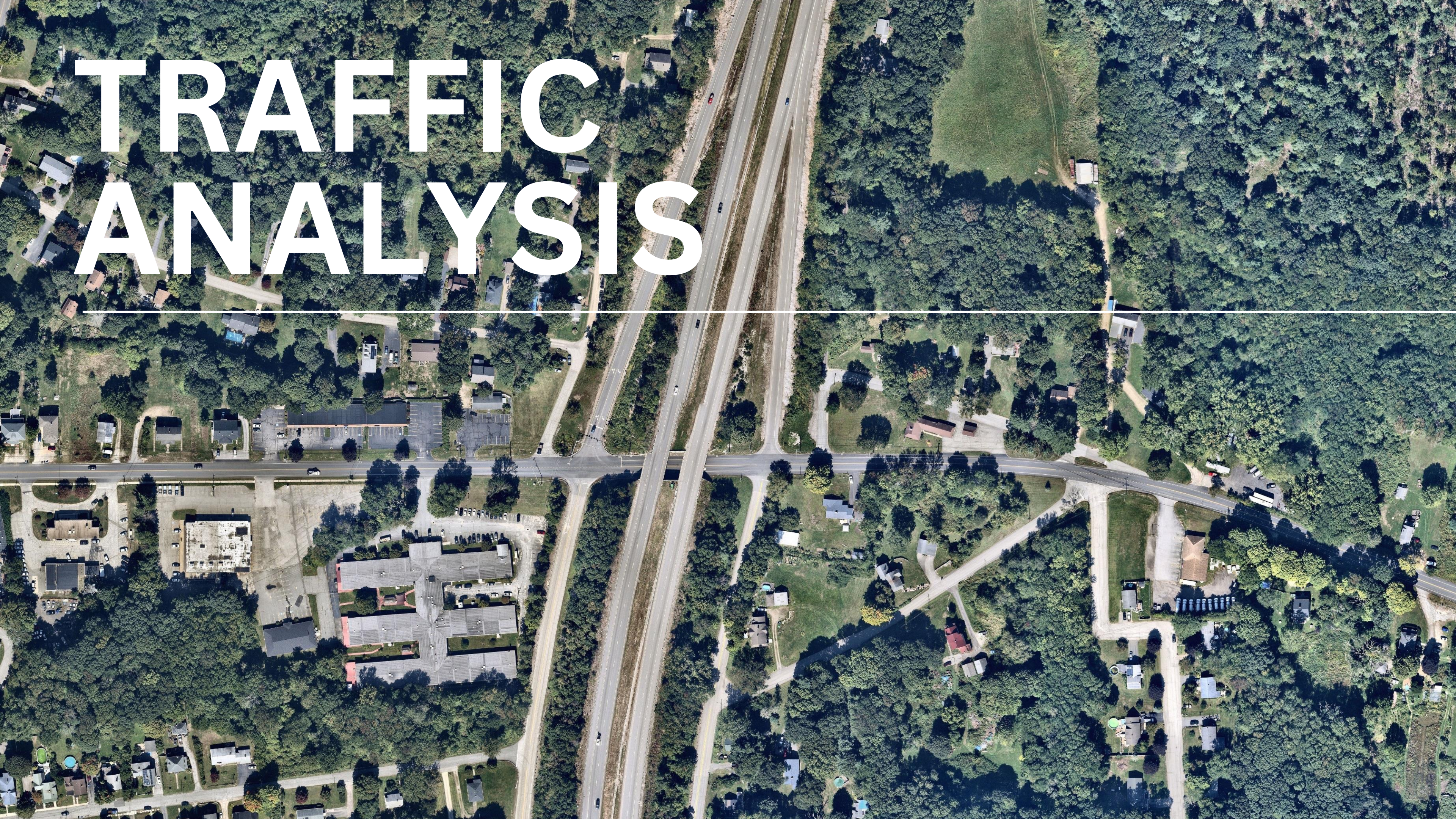
PARKING CHART			
REFERENCE: TOWN OF KILLINGLY ZONING REGULATIONS			
ITEM	REQUIRED	PROPOSED	SECTION
MINIMUM NUMBER OF PARKING SPACES	645 ⁽²⁾	922	530.2
MINIMUM NUMBER OF TOTAL ADA PARKING SPACES	19 ⁽³⁾	19	530.3
MINIMUM NUMBER OF ADA VAN PARKING SPACES	4 ⁽⁴⁾	4	530.3
MINIMUM NUMBER OF EV-READY PARKING SPACES	93 ⁽⁵⁾	93	SEE NOTE 5
NUMBER OF MOTORCYCLE PARKING SPACES	N/A	8	–
NUMBER OF TRAILER PARKING SPACES	N/A	430	–
MINIMUM NUMBER OF LOADING SPACES	33 ⁽⁶⁾	60	530.2
PARKING STALL DIMENSION	9' X 18'	9' X 18'	530.4.2
LOADING STALL DIMENSION	600 SF PER SPACE (15' X 40')	840 SF PER SPACE (14' X 60')	530.4

Site Sections



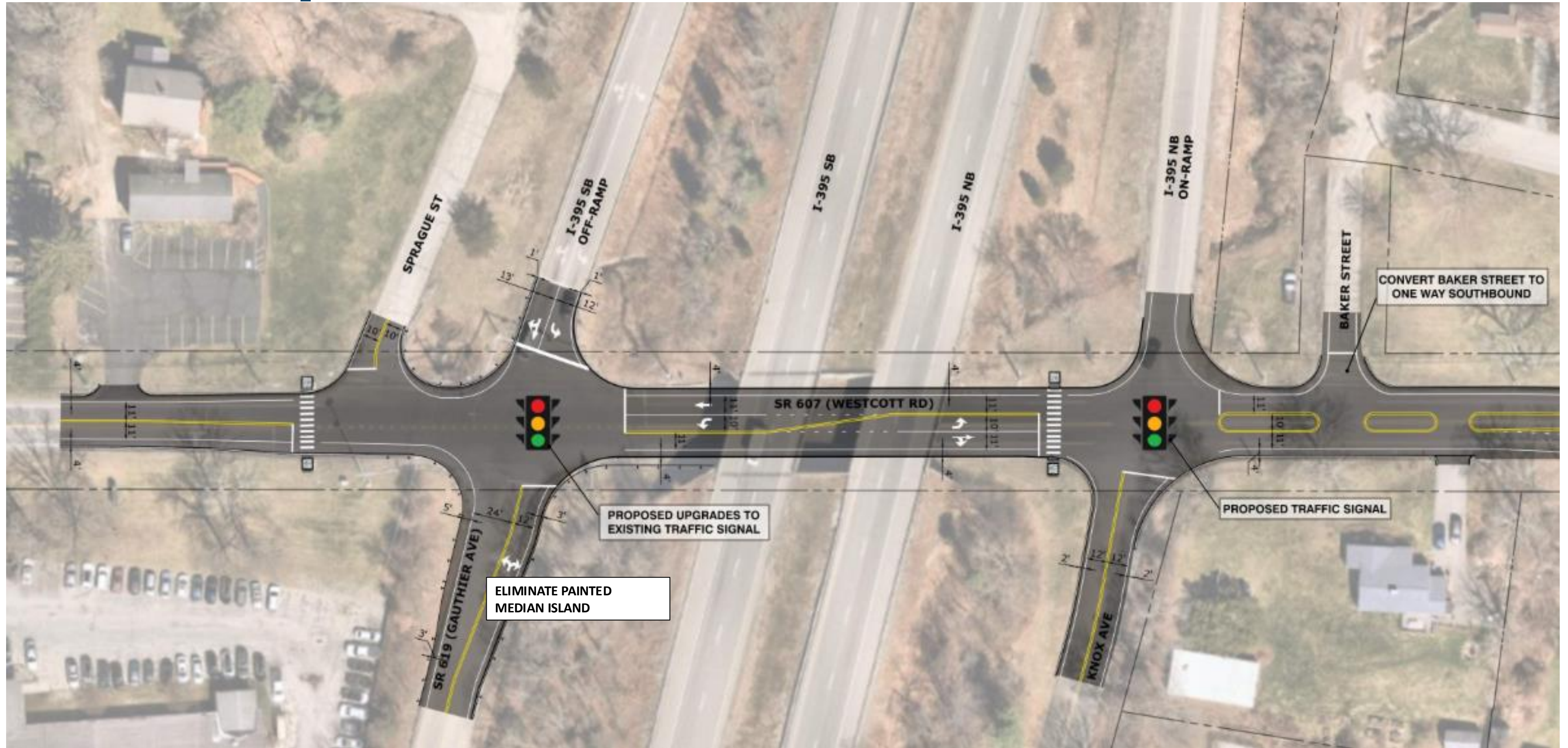
Westerly to I-395 (E-E') - Added Evergreen Screen Trees



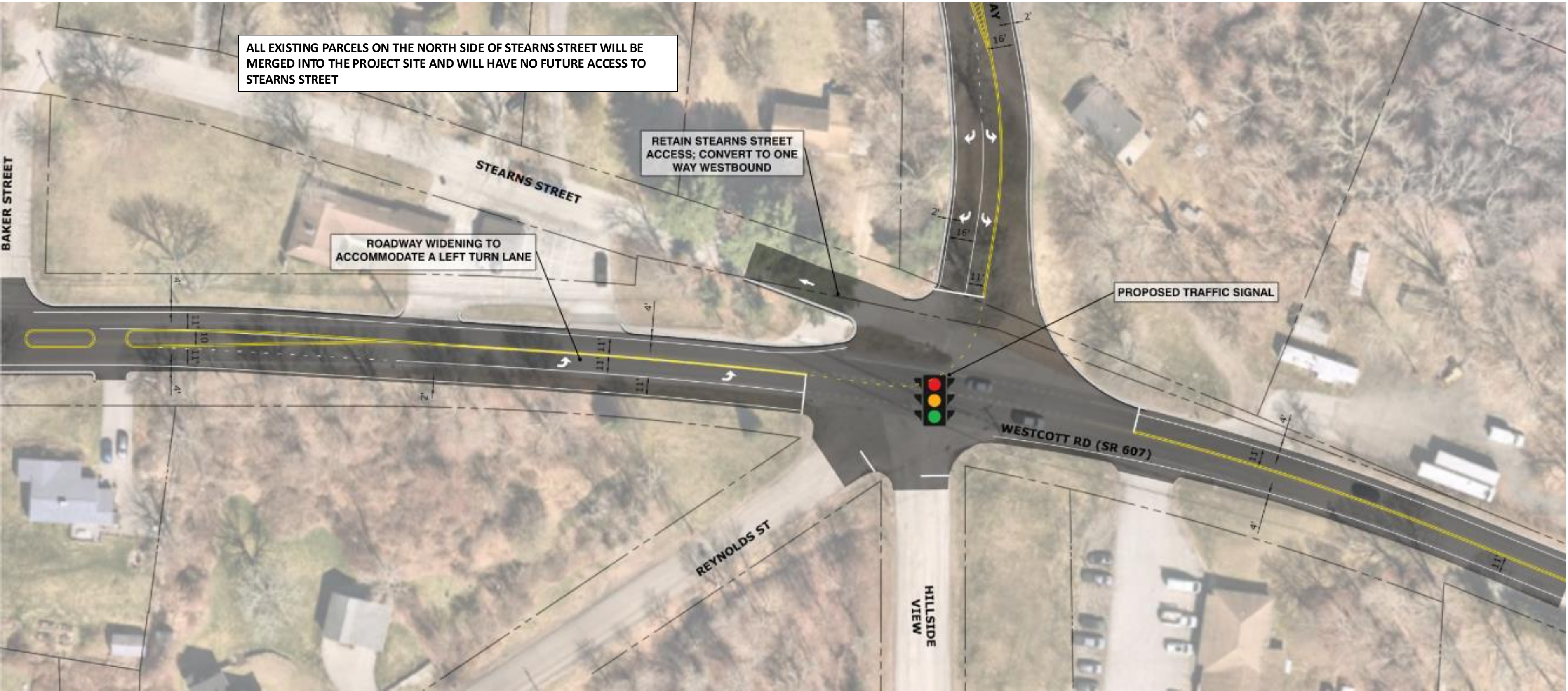


TRAFFIC ANALYSIS

Offsite Improvements



Site Driveway



Next Steps

CTDOT OSTA Permit Review

Scoping Review – Preliminary
Feasibility Review



Step 1 – Traffic Volume & Trip
Generation Review



Step 2 – Traffic Study and
Offsite Improvement Review



Step 3 – Approval and
Certificate Issuance

- Revised TIS and offsite plans reviewed by Tighe & Bond; comments addressed
- Finalize response to OSTA comments and submit revised traffic study and offsite improvement plans to OSTA.
- Await additional comments from OSTA and respond accordingly
- Tighe & Bond peer review process complete

COMMENTS STATUS UPDATE



Tighe & Bond Peer Review Status Update



1. April 6, 2026 (T&B Application Review)
 - a) May 7, 2026 (Applicant Written Response)
2. May 18, 2026 (T&B Application Review)
 - a) May 28, 2026 (Applicant Submission Response)
3. June 9, 2026 (T&B Application Review)

K50450003

June 9, 2026

Ann-Marie L. Aubrey
Director, Planning and Development
Killingly Town Hall
172 Main Street
Killingly, CT 06239

**Re: Planning and Zoning Commission Application 26-1364
Project Husky – Review Comments**

Dear Ms. Aubrey and Members of the Killingly Planning and Zoning Commission:

We have completed a third third-party engineering review of the Project Husky site plan application. The technical evaluation was conducted to assess general conformance with the Town of Killingly Zoning Regulations.

Please note this review excludes the retaining wall and bridge crossing design, which is subject to review and approval by the Town of Killingly Building Department. Additionally, this review excludes the septic system design, which is subject to review and approval by Northeast District Department of Health (NDDH) and depending on the size of the system, the Connecticut Department of Public Health (DPH) or the Connecticut Department of Energy and Environmental Protection (CTDEEP).

Basis of Review

Tighe & Bond reviewed the following documents for the proposed project:

- Site plans entitled "Project Husky Site Plan Application" prepared by Langan CT, Inc., dated January 26, 2026, , Latest Revision May 2, 2026
- Stormwater Management Report for Project Husky prepared by Langan CT, Inc., dated January 2026, Latest Revision May 18, 2026
- Traffic Impact Study prepared by Fuss & O'Neill, dated February 18, 2026, Latest Revision May 26, 2026
- Project Statement for Site Plan Application prepared by Ryan Companies US Inc., undated
- Evaluation of Site Sound Emissions prepared by Ostergaard Acoustical Associates, dated February 17, 2026
- Site Plan Review/Special Permit Application prepared by Ryan Companies US Inc., dated February 2, 2026
- Killingly Planning and Zoning Commission Application 26-1364, Project Husky - Review Comments, prepared by Langan CT, Inc., dated May 7, 2026
- Earth Filling and Excavation & SESC Compliance Memo dated May 7, 2026 by Langan CT, Inc.
- Memorandum 01 regarding: zoning regulations section-signs prepared by Macgregor Associates Architects
- Exhibit A - Authorization and Consent to Land Use Applications
- Step 1 Traffic Volume Information prepared by Fuss & O'Neill, dated February 20, 2026
- Step 1 Approval Letter prepared by the Office of the State Traffic Administration, dated March 9, 2026

213 Court Street
Suite 1100
Middletown, CT 06457

T 860.704.4760

[TIGHEBOND.COM](https://www.tighebond.com)

Commissioner Comments and Questions

June 15, 2026 – Response submitted to Commissioner Hewko questions from 5-18-2026

LANGAN

Langan CT, Inc.
555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

Memorandum

To:

Ann-Marie L. Aubrey, Town of Killingly
Members of the Planning and Zoning Commission

From:

Timothy Onderko, Langan
Mark Vertucci, Fuss & O'Neill

Date:

June 15, 2026

Re:

Killingly Planning and Zoning Commission Application 26-1364
Project Husky – Commissioner Review Comments
Langan Project No.: 140320601

On behalf of applicant Ryan Companies US, Inc., Langan and Fuss & O'Neill are pleased to submit our response to the written comments provided by Commissioner Mike Hewko at the 5/18/2026 Town of Killingly Planning & Zoning Commission (PZC) meeting, in reference to the site plan application for Project Husky (the "Application").

Below please find our responses to each comment from the Commissioner. Note that the question numbers referenced within Commissioner Hewko's comments refer to the third-party peer review site plan application comments that were previously provided by Tighe & Bond. Each comment is followed by our response in **bold**.

AMAZON QUESTIONS

1. Are the batteries for the Robots that need a charge in one room or all over?

COMMENT RESPONSE: This facility does not utilize a battery storage room for replacement batteries. When batteries need to be replaced, drive units are shipped to a separate facility where at that time they are reprogrammed before returning to the facility.

Chargers for robotic drives are spread out within the facility storage area and are open to the surrounding areas in the building.

2. Explain how the Trailers are unloaded and loaded. Equipment batteries or propane?

COMMENT RESPONSE: Tractor trailers will be unloaded/loaded with electric fork lifts.

3. Operation 24/7?

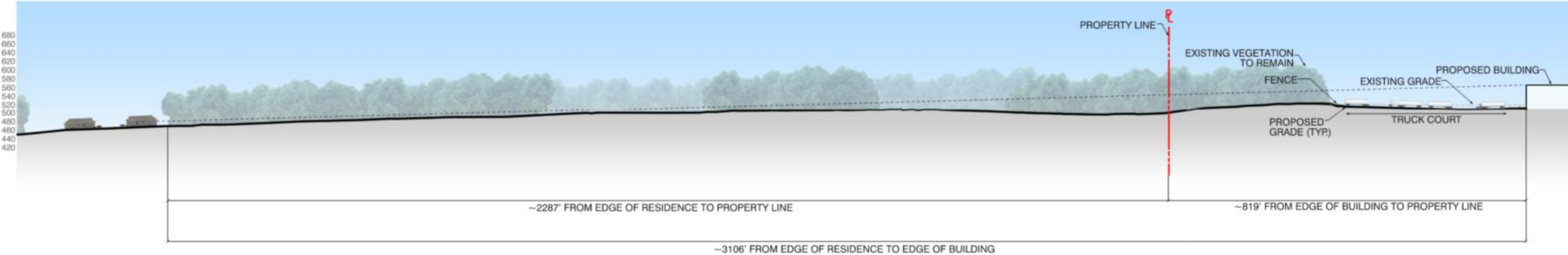
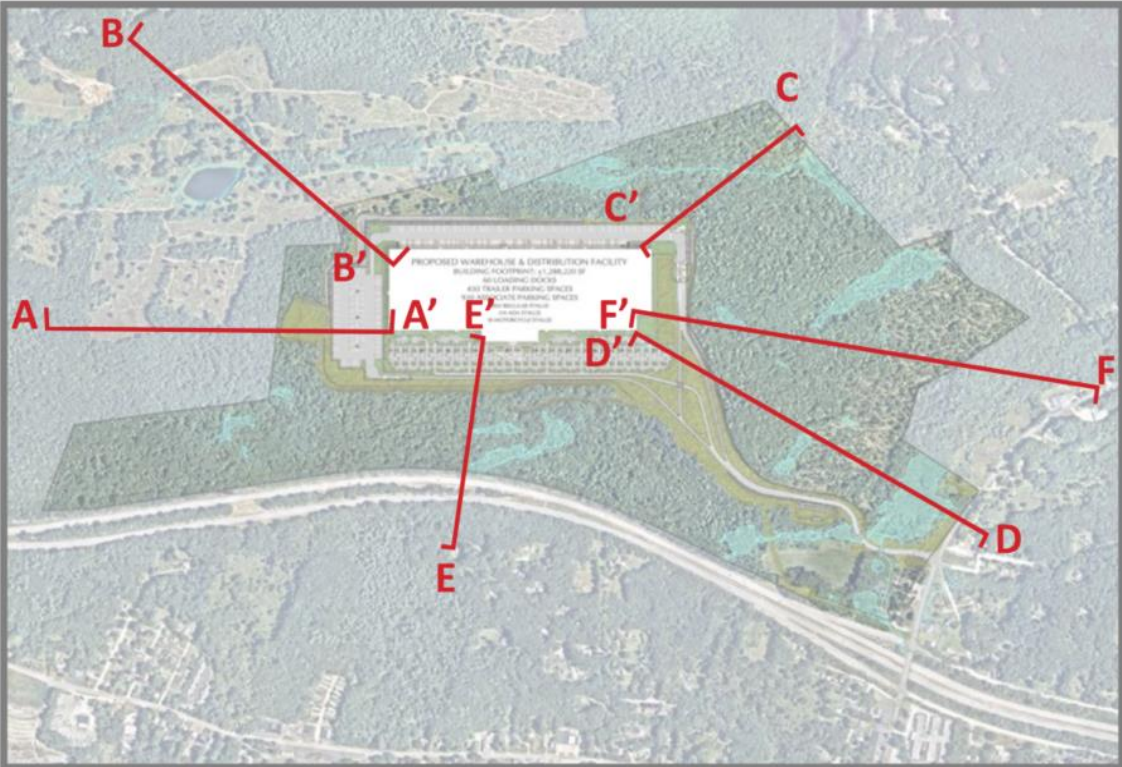
COMMENT RESPONSE: As indicated in the initial presentation for this Application, this facility is expected to operate 24/7.

Thank You

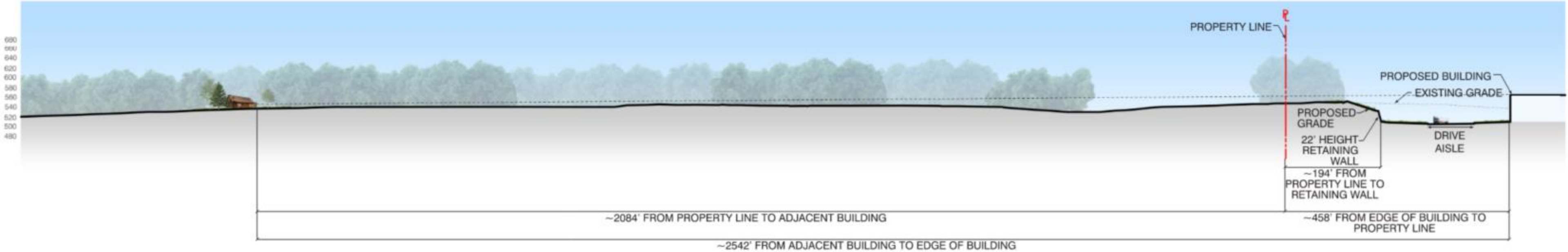
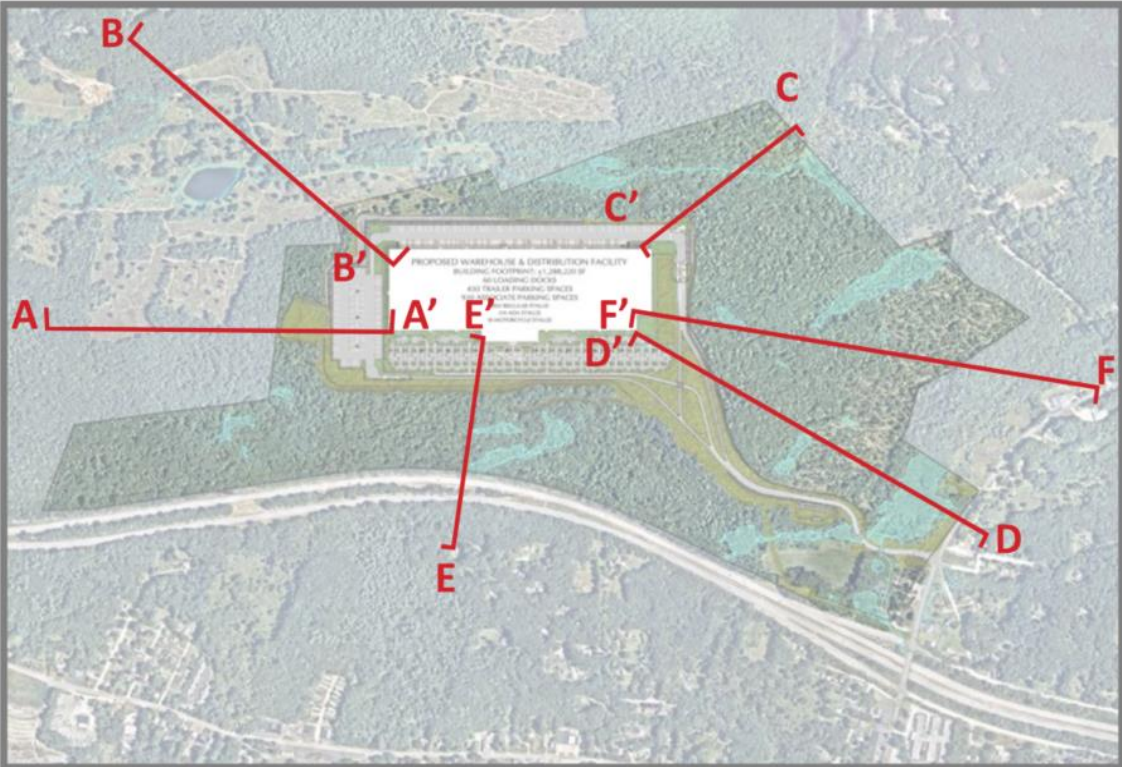
Questions?



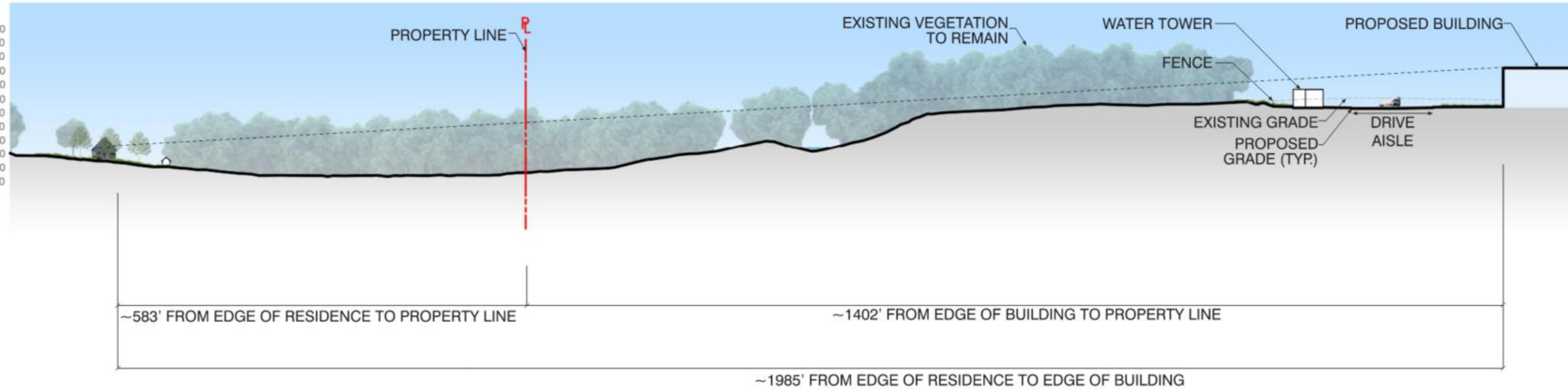
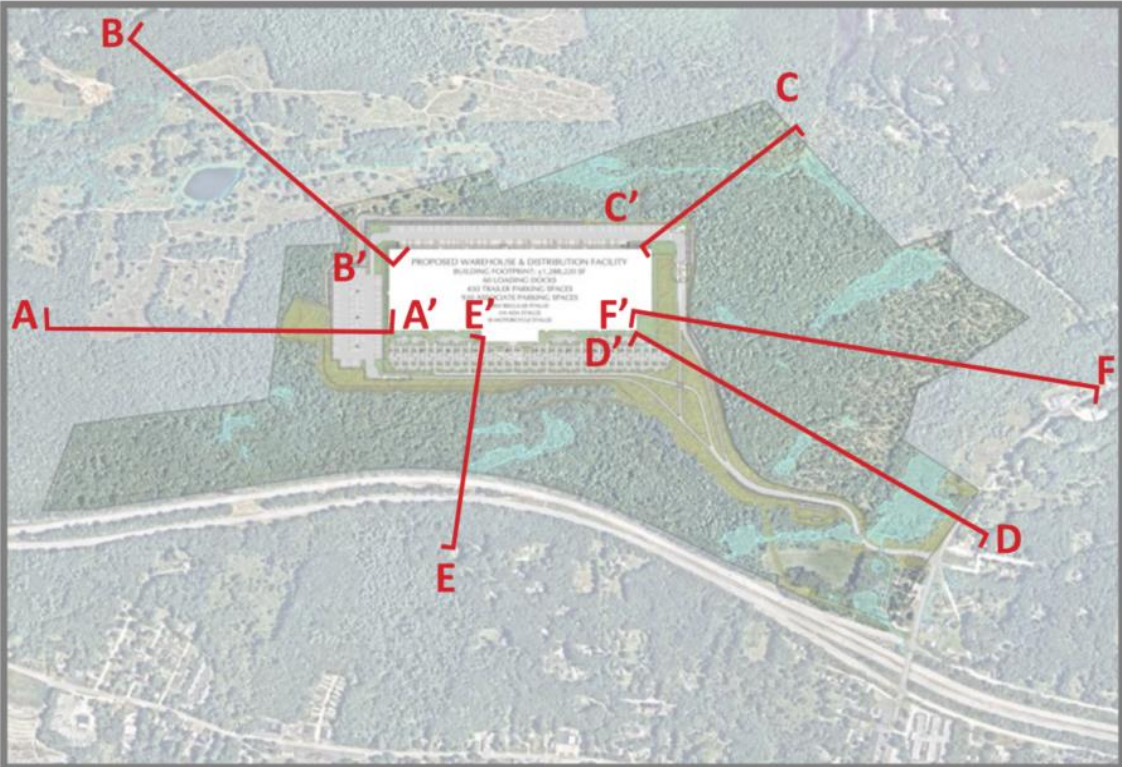
Mockingbird Drive (A-A')



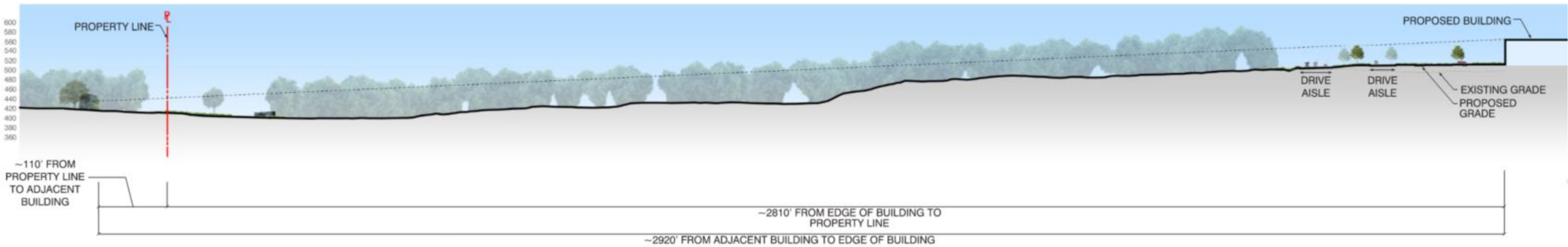
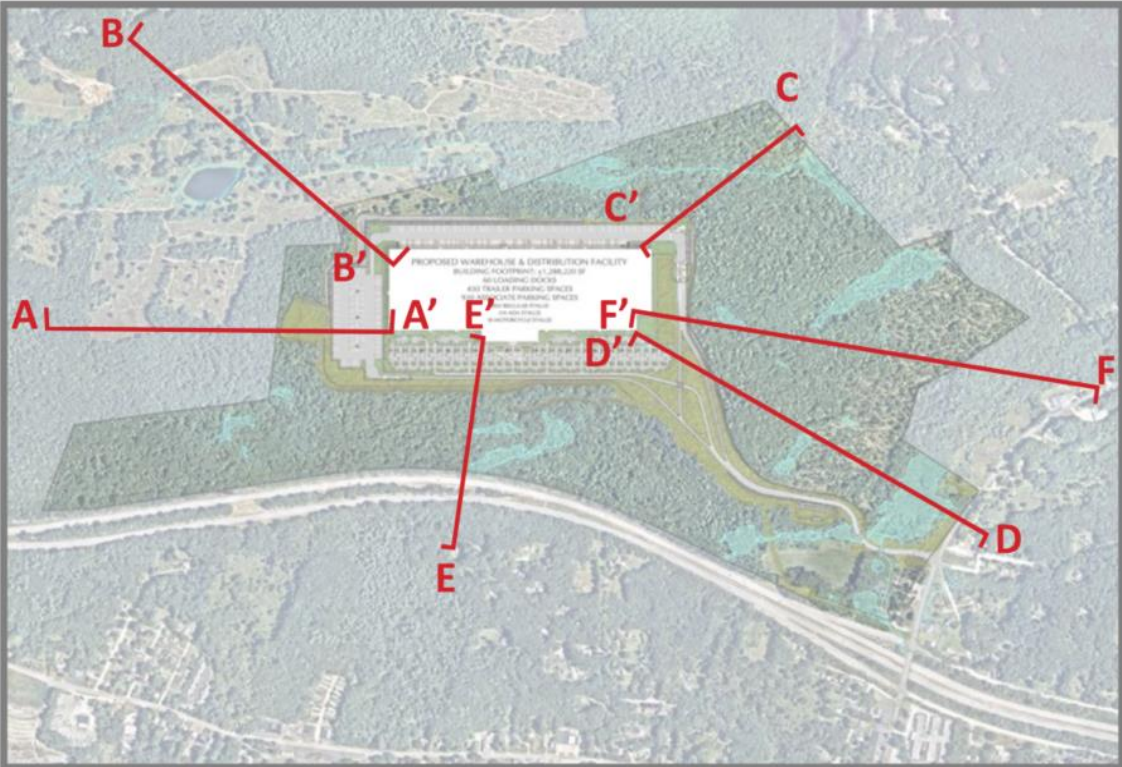
Cook Hill Road (B-B')



Mashentuck Road (C-C')



Westcott Road (D-D')



Mashentuck & Westcott Intersection (F-F')

