



Town of Killingly, CT

PROJECT HUSKY

Planning & Zoning Commission Special Meeting

Site Plan Application

June 29, 2026



Agenda & Attendees

AGENDA

Introduction & Status Update – Tom Cody

Site Selection & Project Benefits – Brad Griggs

Site Design Recap – Tim Onderko & Mark Vertucci

Fire Protection – Chris Somers

Blasting Plan – Andy Dufore & David Falvey

Environmental & Wetlands Update – Dean Gustafson

Tighe & Bond Peer Review – Andrew White

P&Z Commission Q & A – Tom Cody

ATTENDEES: Project Team

Tom Cody – Robinson & Cole

Brad Griggs – Amazon

Tim Onderko – Langan

Mark Vertucci – Fuss & O'Neill

Dustyn Curran – Ryan Companies US, Inc.

Ted DeSantos – Winstanley Enterprises

Andy Dufore – Maine Drilling & Blasting

David Falvey – Maine Drilling & Blasting

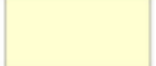
Dean Gustafson - APT

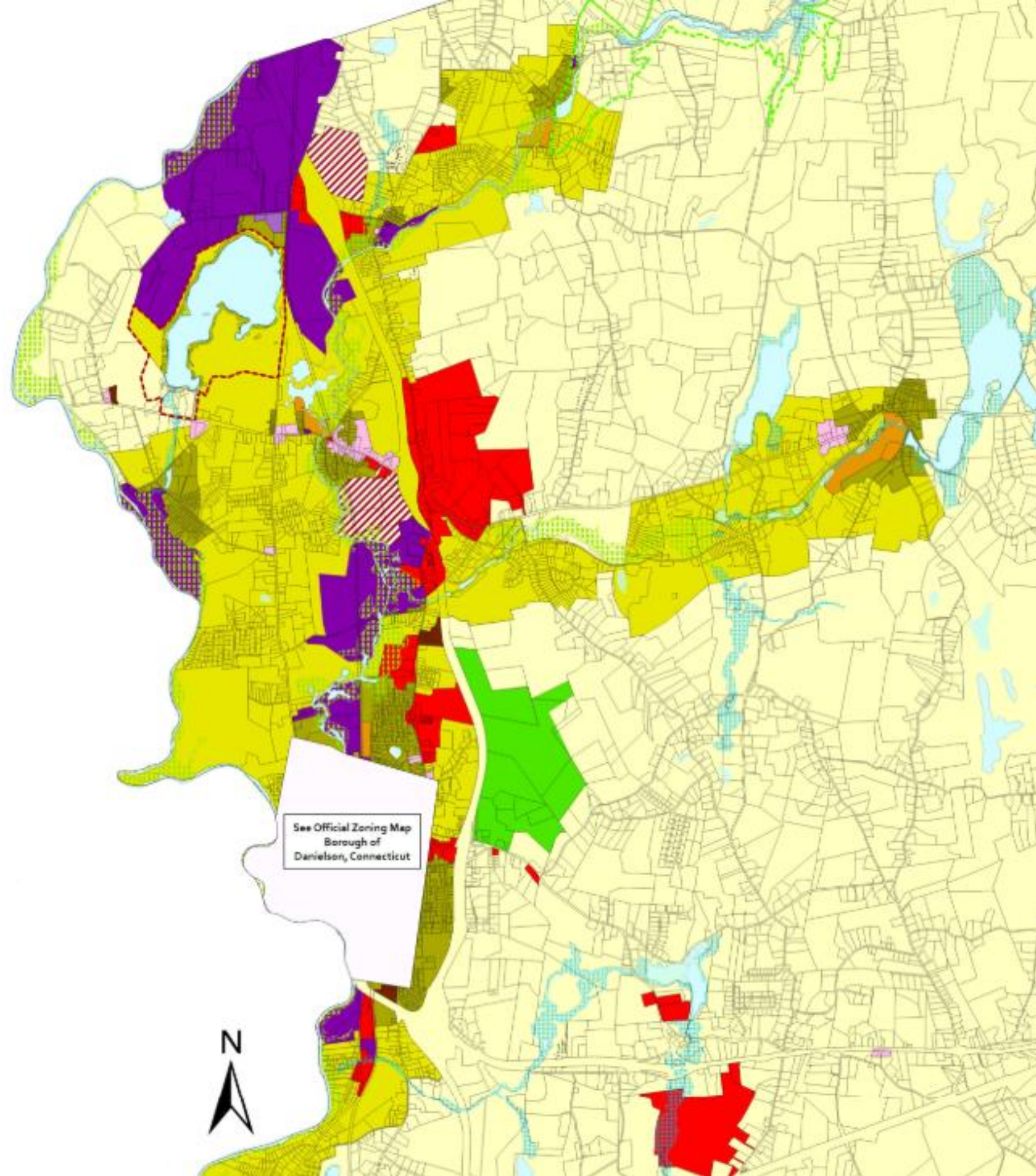
SITE SELECTION & PROJECT BENEFITS



Town Zoning Map

Zoning Districts

-  Rural Development
-  Low Density Residential
-  Medium Density Residential
-  Village Commercial
-  General Commercial
-  Mixed Use Interchange
-  Business Park
-  Professional & Business Office
-  Light Industrial
-  Industrial
-  Mill Mixed Use Development
-  A Flood Zone
-  AE Flood Zone



Project Overview Details



WAREHOUSE DISTRIBUTION FACILITY FOR E-COMMERCE

Primary proposal contemplates an E-Commerce fulfillment utilizing high-tech sortation equipment and high-quality building materials.



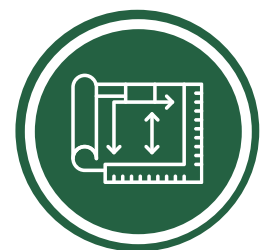
OPERATIONS

Bulk items received and stored for order fulfillment. Orders picked, packed & shipped to localized delivery centers on a 24/7 basis.



BUILDING SPEC

The prototype design for the baseline proposal includes 1,000,000+ sf footprint, plus office and employee support areas.



BUILDING MATERIALS/ DESIGN

Pre-cast concrete and insulated metal panel exterior with steel frame structure. Advanced fire protection and life safety systems under Performance Based Design Criteria. Typical exterior building lighting, landscaping and building signage. Solar ready roof design.

Project Benefits Overview



INCREASE TO TAX BASE

The primary project
proposed typically are
assessed at over
\$150 Million



PERMANENT JOBS

At least 500
full-time employees,
national average wage
\$23/hour



CONSTRUCTION JOBS

200+
construction jobs



CONSERVATION LAND

216-acre conservation
area & 76-acre on-site
conservation easement
proposed



OTHER BENEFITS

Infrastructure
improvements, indirect
employment, local
procurement, and
ancillary economic
output due to
employment and
construction

PROJECT SITE DESIGN



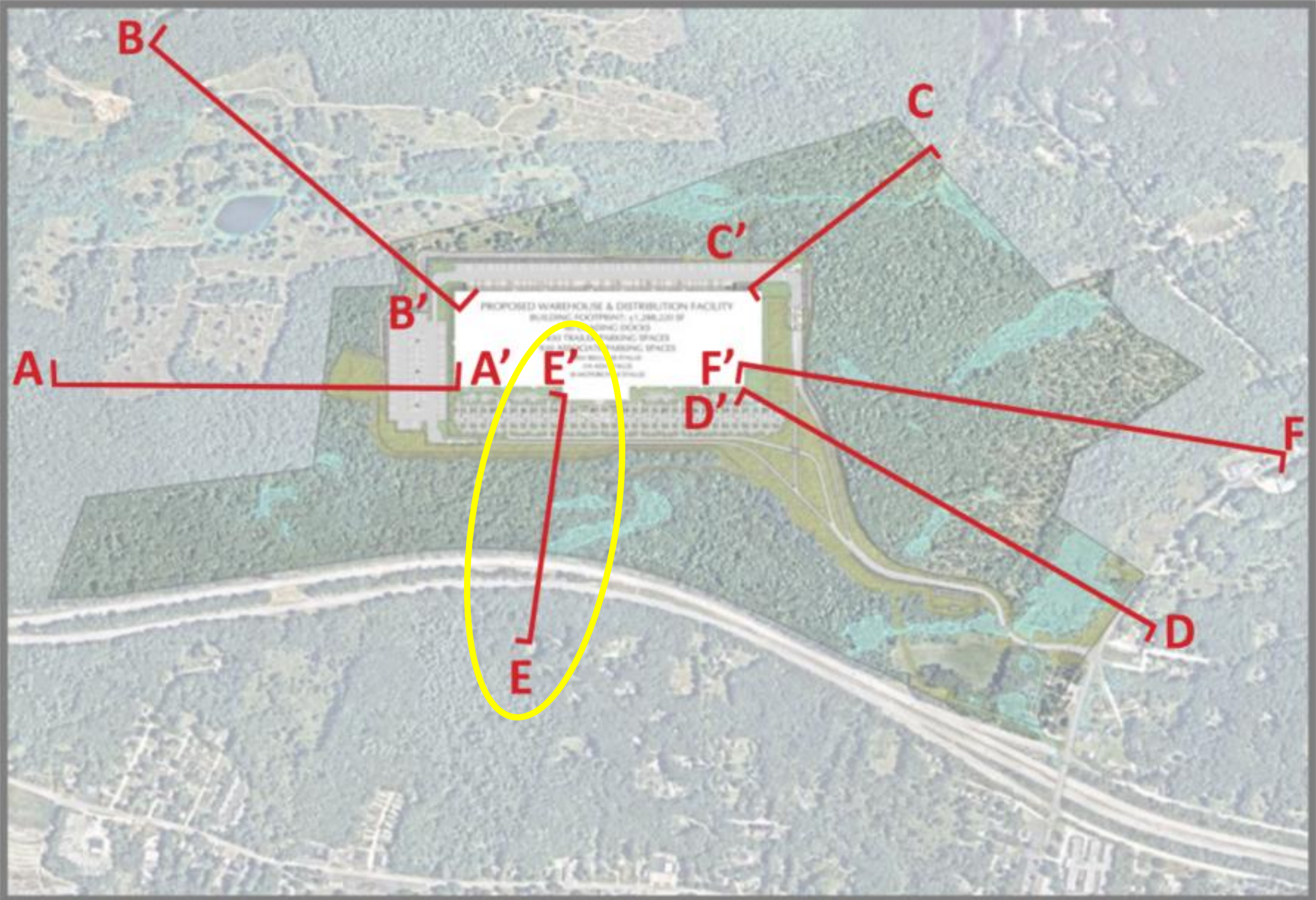
Project Update



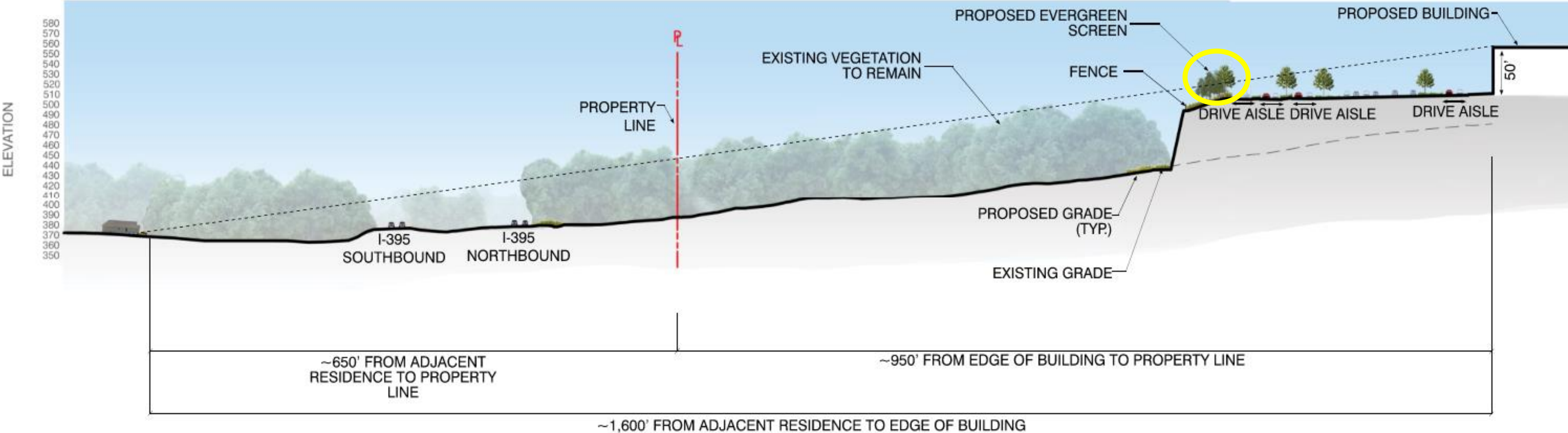
Proposed Site Plan



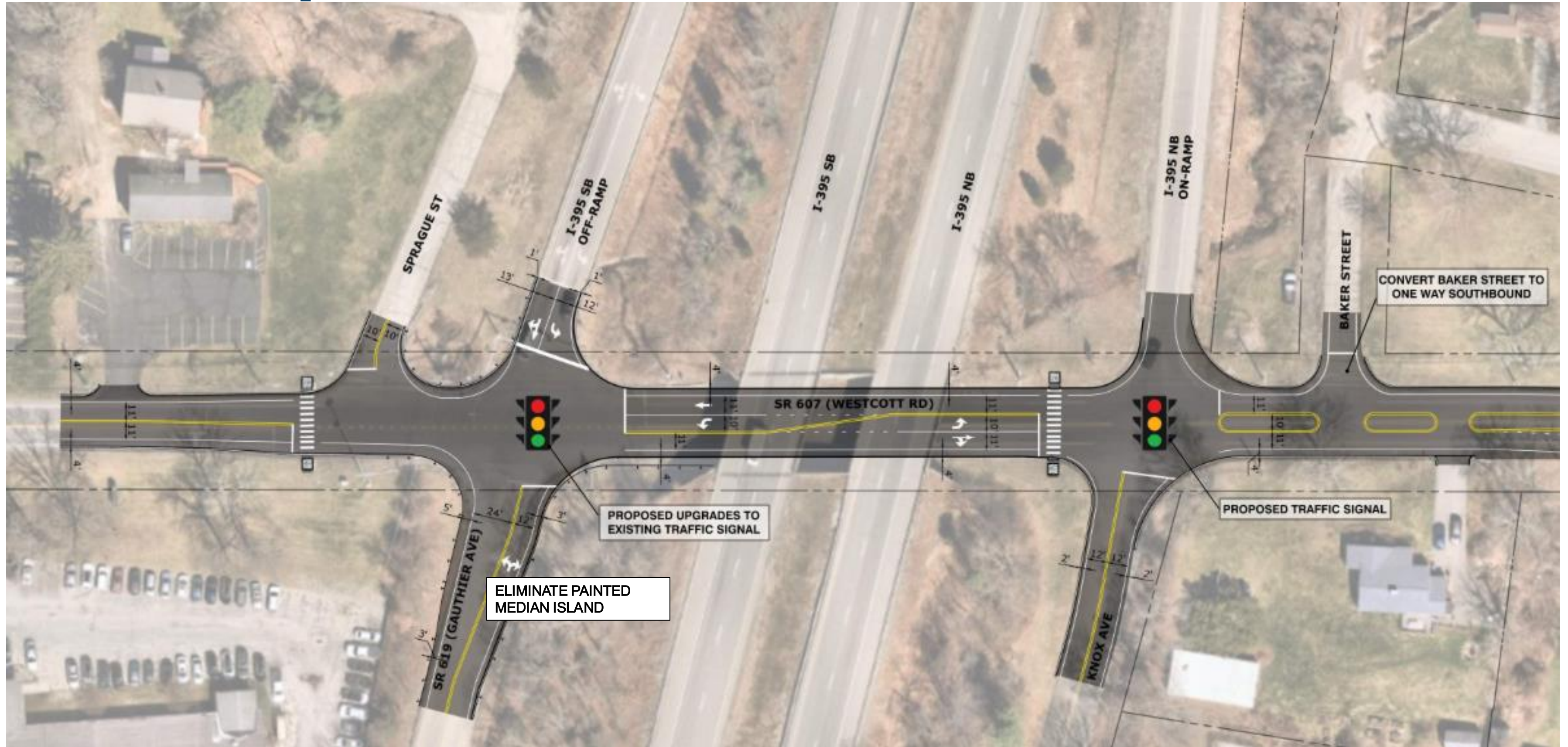
Site Sections



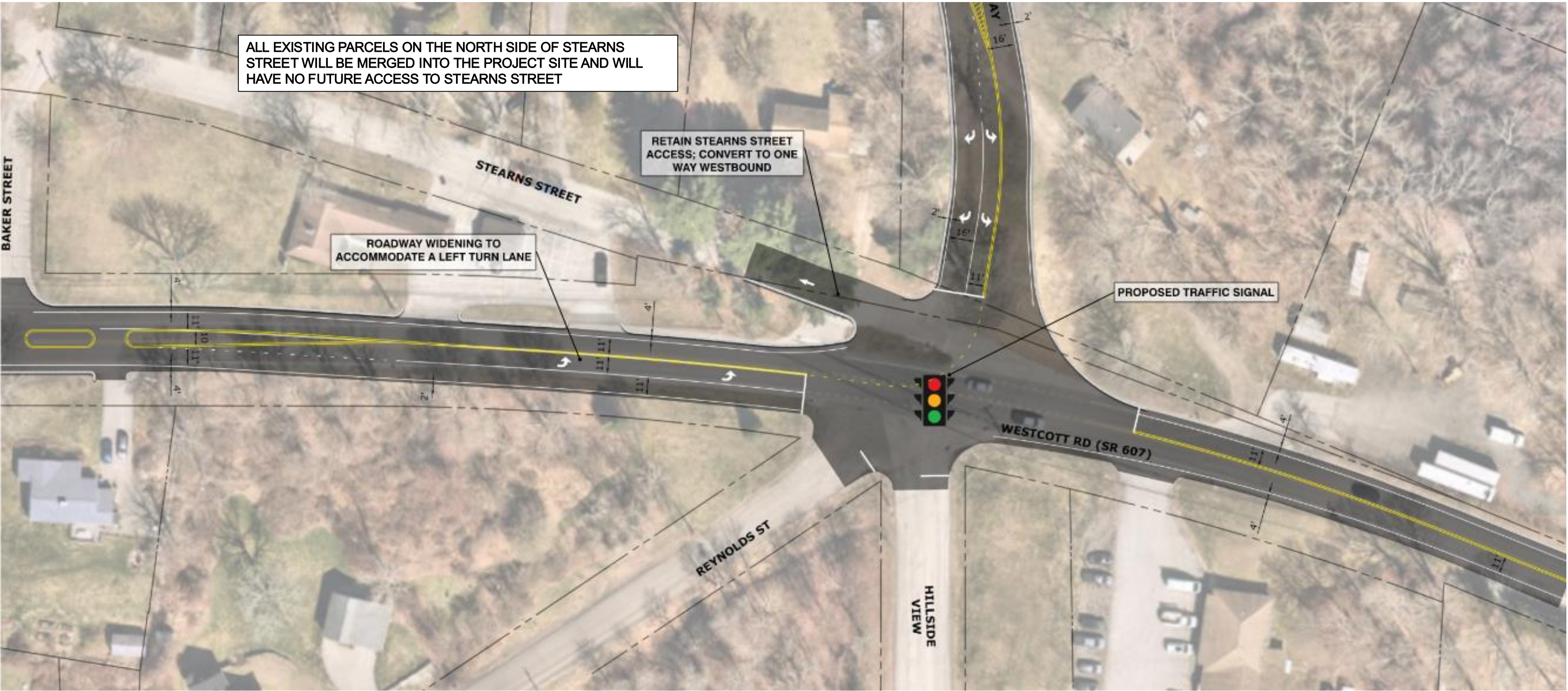
Westerly to I-395 (E-E') - Triple Row of Evergreen Screen Trees



Offsite Improvements



Site Driveway



FIRE PROTECTION



Fire Protection

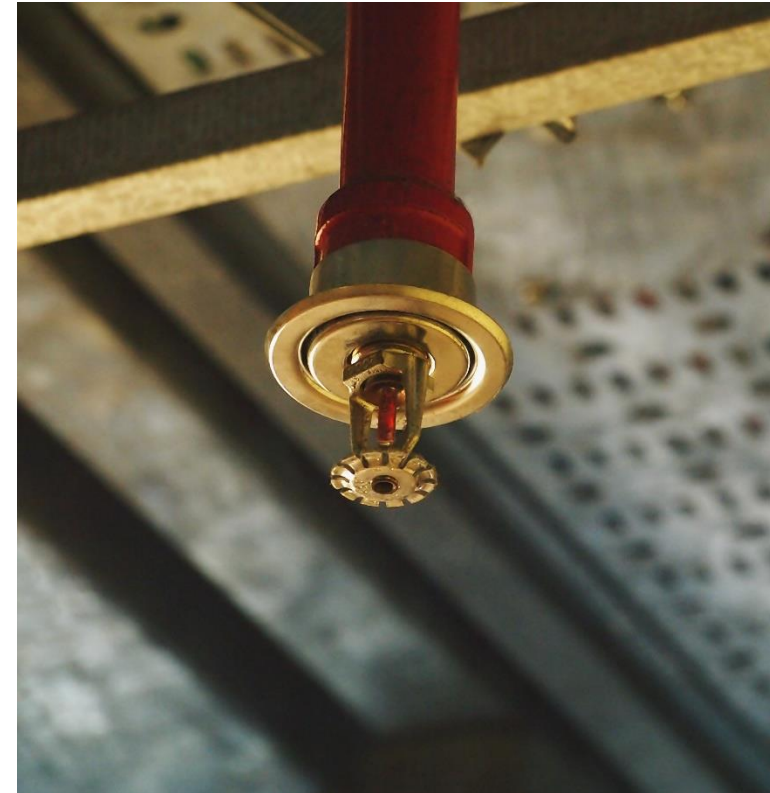
Automatic Sprinkler System

Two (2) Independently Powered Diesel Fire Pump connected to dedicated water storage tank(s).

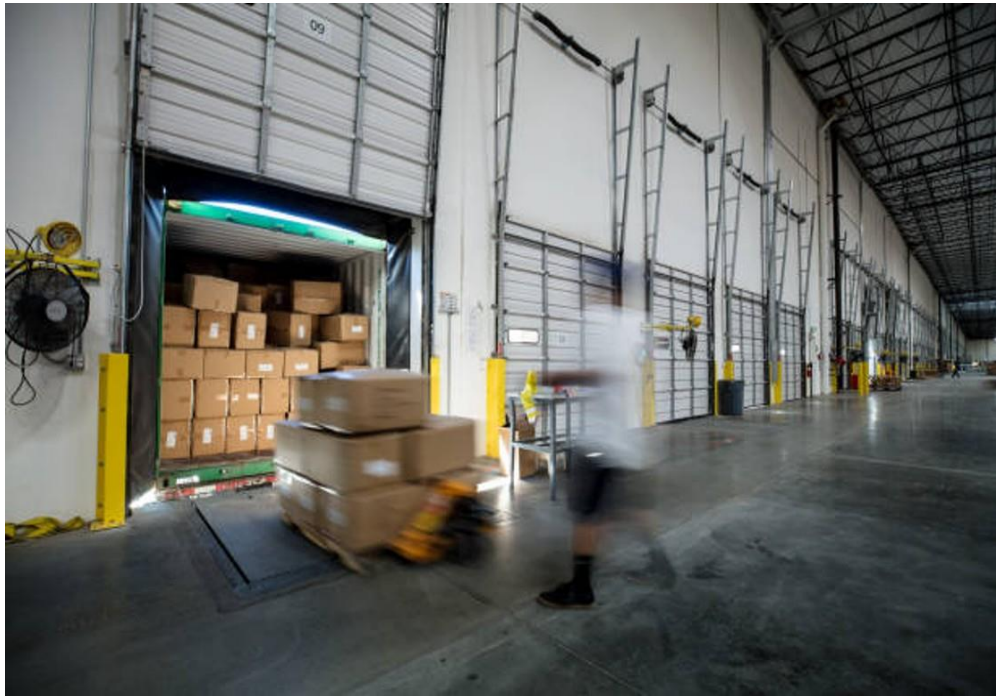
Provides 100% Fire Flow for 4-hours

Complete Audio and Visual Fire Alarm installed throughout Facility.

Performance-Based Design



Robotics



Updated Fire Protection Site Plan

Performance Based Design

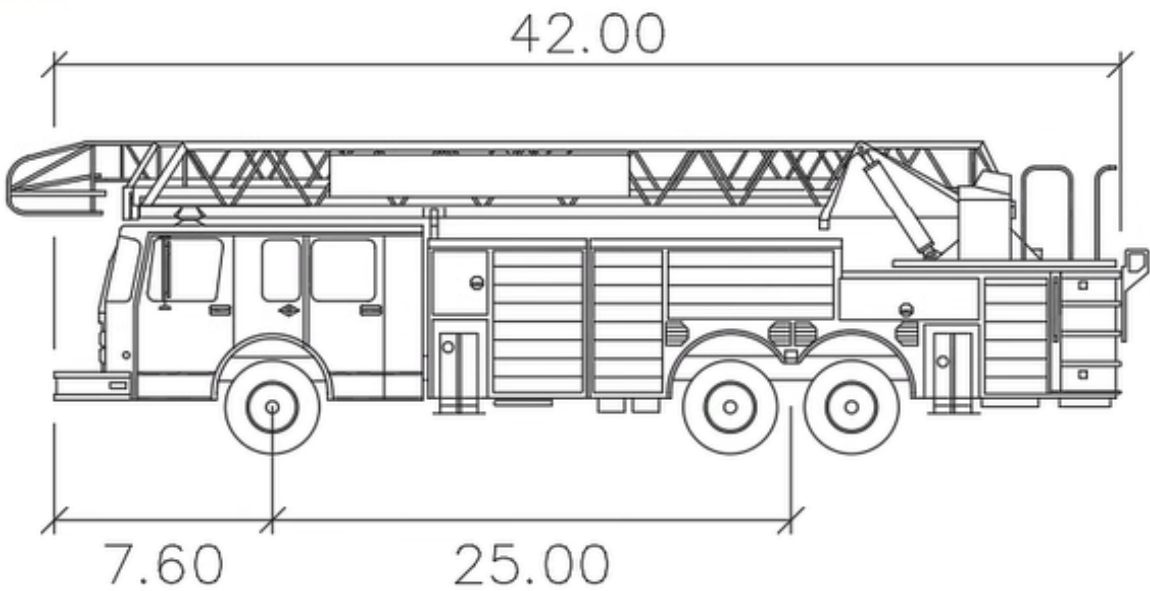
Full-scale fire testing

- *Fire testing performed at UL's testing facility in Northbrook, IL*
- *Full Suppression - NFPA 13 Allows the use of full-scale testing that achieves control of a fire*

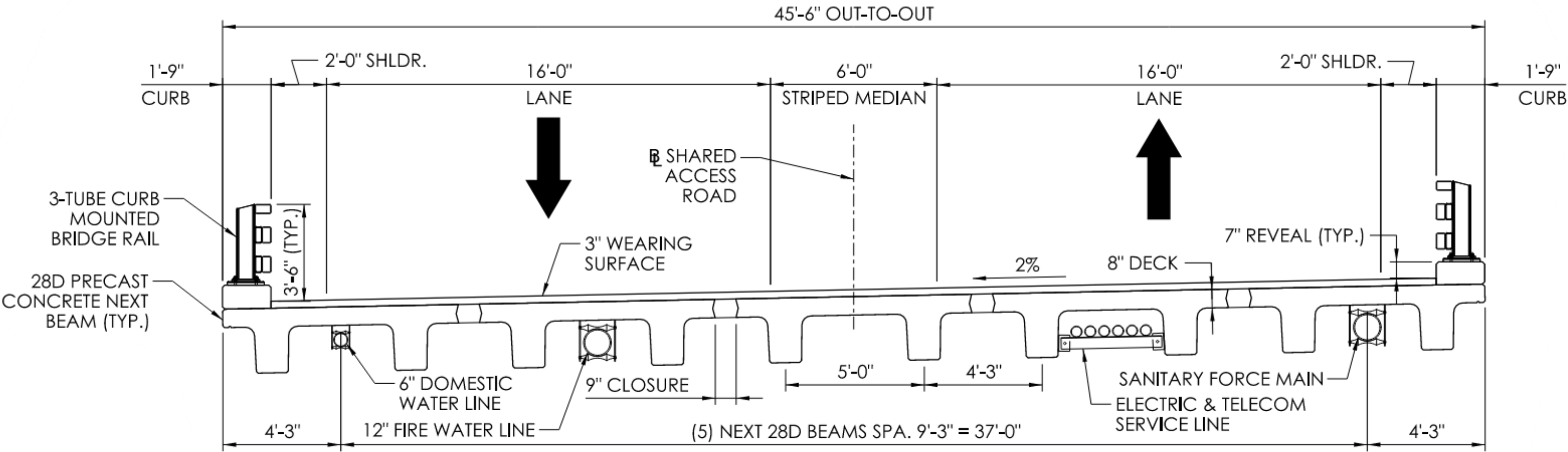
Fire Modeling to represent the ability for full egress

- Computerized fire modeling to determine there are safe conditions for as long as necessary

Driveway Section at Bridges

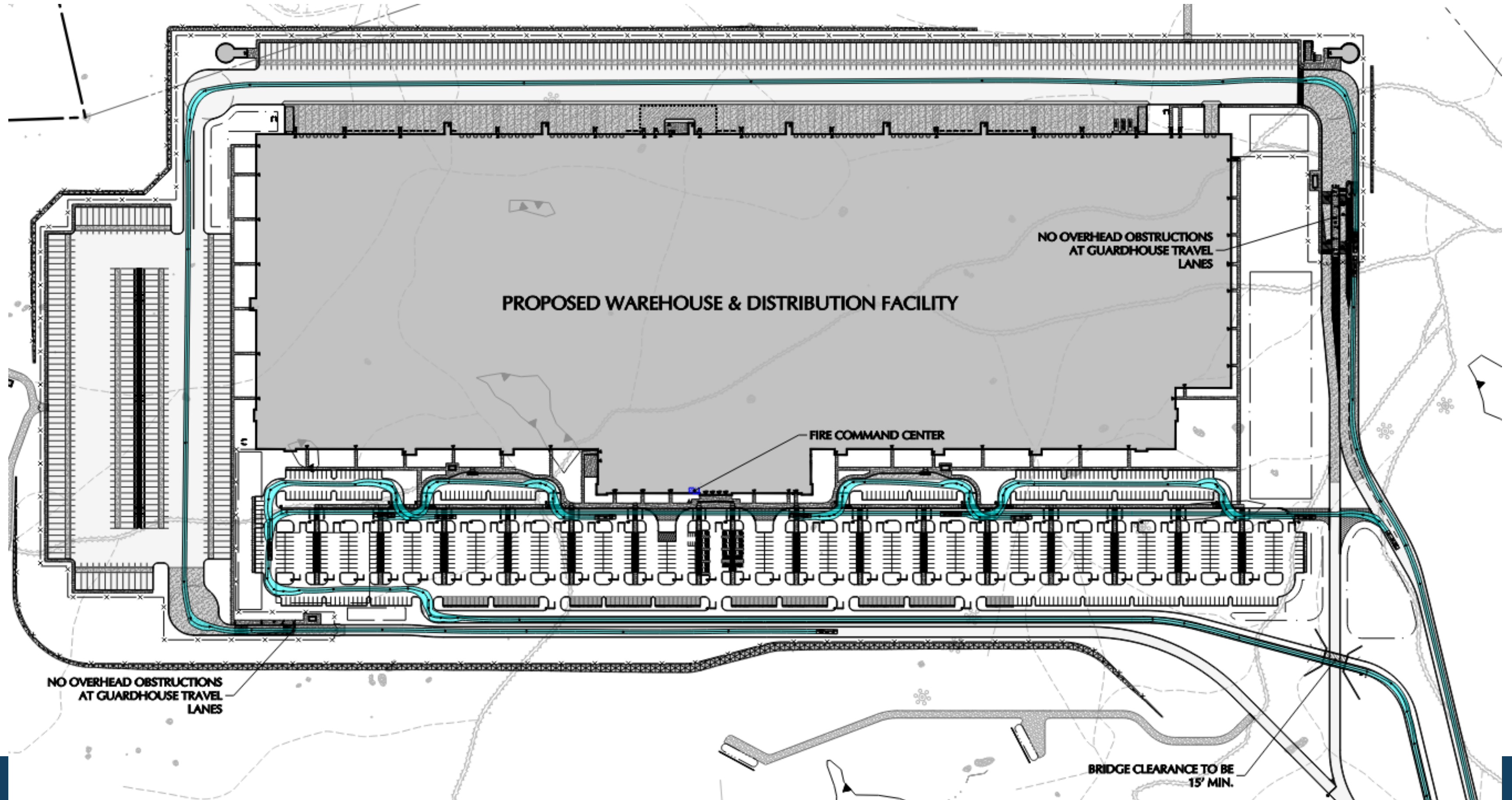


Killingly Fire-Truck Aerial



BRIDGE 1 TYPICAL SECTION

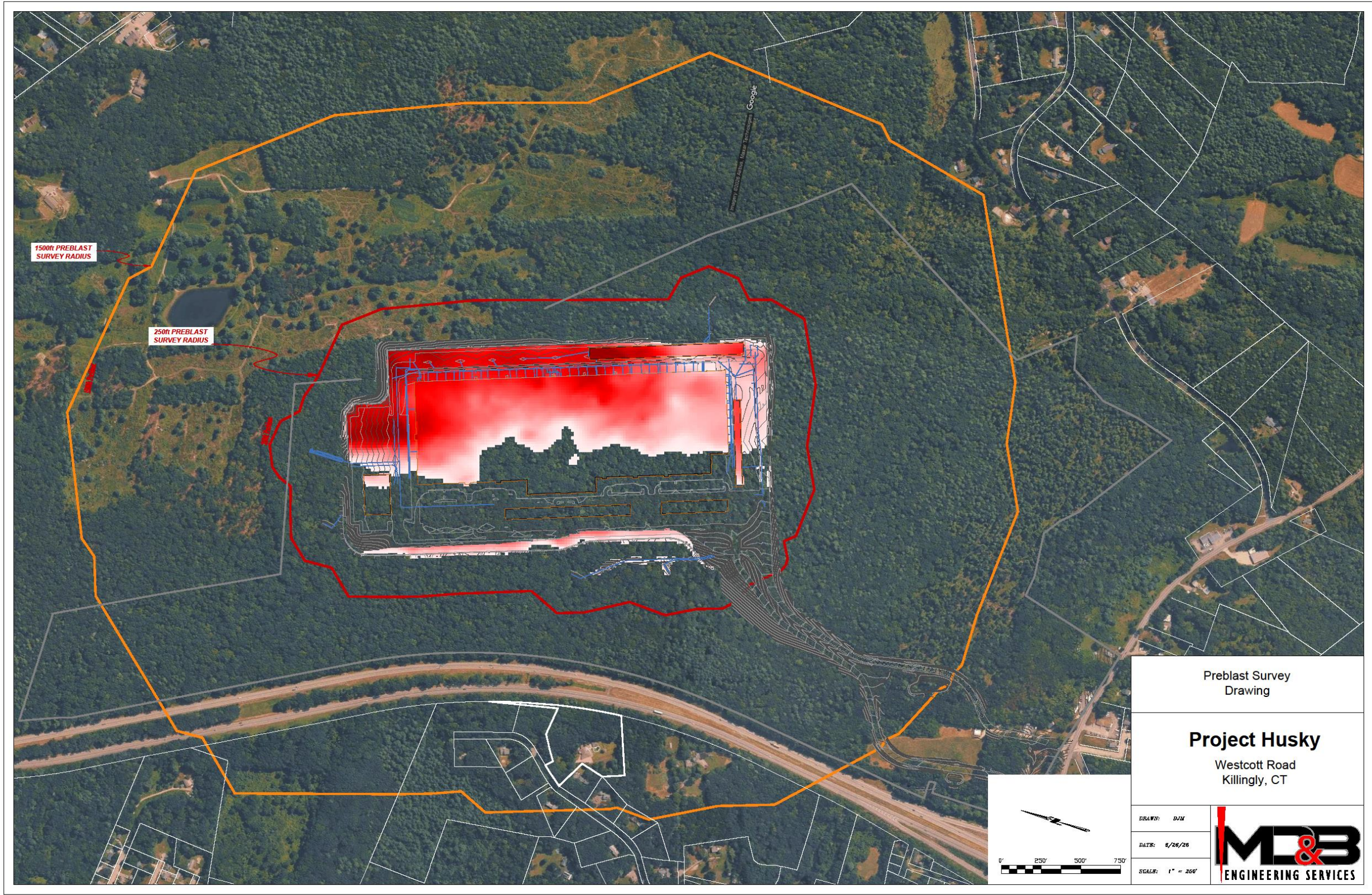
On-Site Fire Truck Movements

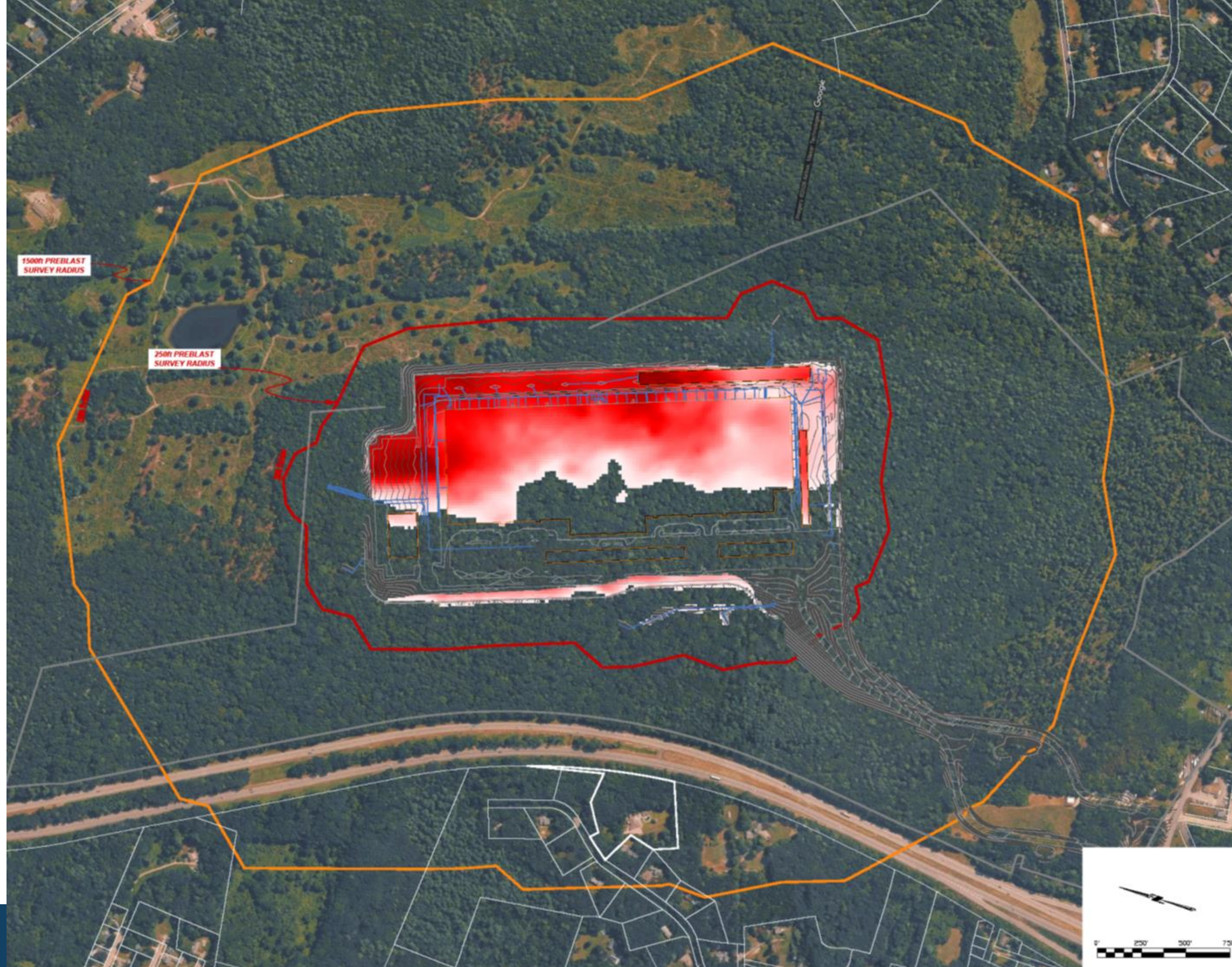


BLASTING PLAN



Project Snapshot





Abbingdon Rockland Reservoir

Scope

- -More than 900,000 lbs. of explosives
- -Blasting took place below the water table directly adjacent to the actively used existing reservoir



MD&B Technical Services Group

At the project completion, Rockland Water Commission member Thomas Hamigan was able to quote with respect to the expansion in the local press "It's a better quality water".



Blasting; Best Practices

The potential to impact surface or groundwater with the substances used in commercial explosives can be controlled through the implementation of certain measures. Implementing such measures as part of a standard operating procedure will eliminate or minimize the potential for these substances to dissolve in or become associated with water. The specific measures included can be grouped into the following four (4) basic categories:

1. Education/Training of Explosive Users
2. Selection of Appropriate Explosives for the Job and Conditions
3. Explosives Loading and Handling
4. Attention to Technical Matters

1. Education/Training of Explosive Users

Both the owners/operators of the location where explosives are being used and the personnel working with commercial explosives should be well informed of all applicable regulations as well as any potential consequences associated with the products' exposure to water. The federal Clean Water Act, or the equivalent state statute, regulates the release of substances, in particular those that can cause an undue risk to human health or the environment. In addition, the Resource Conservation and Recovery Act, governs the disposal of hazardous wastes.

2. Selection of Appropriate Explosive for the Job and Conditions

Selecting the proper explosive for the particular job is critical to the prevention of surface or groundwater impact.

- ANFO (ammonium nitrate - fuel oil) is not water-resistant and should be avoided if contact with water is likely.
- Various types of commercial explosives are available to withstand exposure to water. Water-resistant explosives include the cartridge forms of gelatinous nitroglycerin, watergels and emulsions and the bulk forms of emulsions which are: 1) Site Mixed Emulsion (ammonium nitrate - fuel oil - emulsifier) is a water-resistant explosive, semi-solid. This is manufactured on site and detonated while still warm assuring complete detonation. 2) Repump Emulsion (ammonium nitrate - fuel oil - emulsifier) is a water-resistant explosive, semi solid, manufactured off site, transported and pumped into the borehole as needed.



Blasting is governed by federal, state, and local requirements. Project-specific permit conditions and local official coordination control how the work is executed.

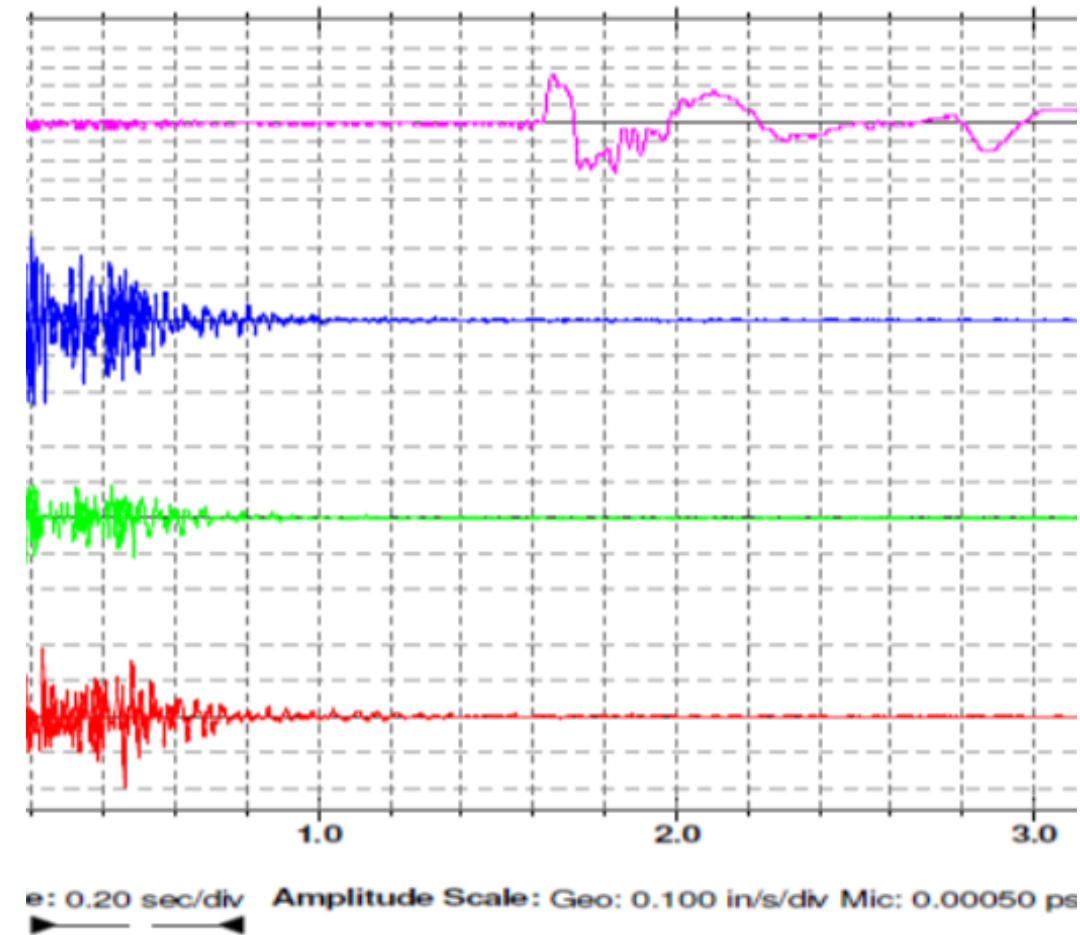
Connecticut law requires licensing and written permits for storage, transport, and use of explosives

Shot records, notifications, safety controls, and monitoring records are maintained for accountability

In February 2026, MDB successfully completed a project at 44 Red Oak Road in Killingly, CT. The work was performed within a residential neighborhood, required blasting 120 feet from existing homes, and was completed safely and successfully.



Seismograph Monitoring



Monitoring provides a permanent record of ground vibration and air response

- Records ground response and air overpressure
- Documents actual measured results, not estimates
- Supports review and adjustment of future blast design



Communication During Blasting



Advance notification is available for abutters and others who want to be contacted before blasts.

Notification options: call, text, or email

Typical timing: approximately 1 hour before a blast

To be added to the list, call MD&B's Middletown office

Phone: 860-242-7419



ENVIRONMENTAL & WETLANDS UPDATE



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

Memorandum

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

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?

