



**TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION**

MONDAY – MARCH 21, 2022
Regular Meeting – HYBRID MEETING
7:00 PM

TOWN MEETING ROOM – 2ND FLOOR
Killingly Town Hall
172 Main Street
Killingly, CT

RECEIVED
TOWN CLERK KILLINGLY CT
2022 MAR 18 AM 7:14
Elizabeth M. Quillen

THE PUBLIC IS ALLOWED TO ATTEND THE MEETING IN PERSON
OR THE PUBLIC MAY VIEW 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: 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 must be received prior to 2:00 PM the day of the meeting. Public comment received will be posted on the Town's website www.killingct.gov.
NOTE: To participate in the CITIZENS' COMMENTS– the public may join the meeting via telephone while viewing the meeting on Facebook live.
To join by phone please dial 1-415-655-0001; and use the access code 2633 752 3248 when prompted.
- V. **COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS**
- VI. **PUBLIC HEARINGS – (review / discussion / action)**
NOTE: To participate in THE PUBLIC HEARINGS – the public may join the meeting via telephone while viewing the meeting on Facebook live.
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(CONTINUED ON NEXT PAGE)

- 1) **Zone MAP Change Ap #21-1278**; Douglas Construction (Jim Vance/Landowner) & Laurel A. Horne (Applicant & Landowner); 605 Providence Pike; GIS MAP 224, LOT 14; ~177 acres, RD **AND** 613 Providence Pike; GIS MAP 224, LOT 13, ~4.6 acres, RD; request to change zoning from Rural Development to General Commercial. **(CONT. FROM 01/18/2022)**
- 2) **Special Permit Ap #22-1283**; Steven E. MacCormack (Applicant/Owner); 42 Mechanic St; GIS MAP 181; LOT 104; ~0.13 acres; **AND** 26 Oak St; GIS MAP 181; LOT 105; ~0.25 acres; both Borough General Commercial Zone; self-service storage facility in two pre-existing buildings; under Section 430, et seq (General Commercial) and Section 700 et seq (Special Permit) of the Borough of Danielson Zoning Regulations.
- 3) **Zone MAP Change Ap #22.1284**; State of CT; Aquifer Area Program Implementation Letter for Map Delineation; 360 Lake Road; GIS MAP 61; LOT 52; ~11 acres; Industrial Zone; Level "A" Mapping Approval for the Connecticut Water Company's Killingly Industrial Park Well Field.

Hearings' segment closes.
Meeting Business will continue.

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

- 1) **Zone MAP Change Ap #21-1278**; Douglas Construction (Jim Vance/Landowner) & Laurel A. Horne (Applicant & Landowner); 605 Providence Pike; GIS MAP 224, LOT 14; ~177 acres, RD **AND** 613 Providence Pike; GIS MAP 224, LOT 13, ~4.6 acres, RD; request to change zoning from Rural Development to General Commercial. **(CONT. FROM 01/18/2022)**
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- 3) **Zone MAP Change Ap #22.1284**; State of CT; Aquifer Area Program Implementation Letter for Map Delineation; 360 Lake Road; GIS MAP 61; LOT 52; ~11 acres; Industrial Zone; Level "A" Mapping Approval for the Connecticut Water Company's Killingly Industrial Park Well Field.

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

- 1) **C.G.S. Section 8-24 Review AP #22-1285** – Town of Killingly, Capital Improvement Budget for the July 1, 2022, to June 30, 2023, fiscal year. (review/discussion/action)
- 2) **Special Permit Ap # 22-1286** – American Storage Centers, LLC, (American Sports Centers, Inc./Landowner); 551 Westcott Road; GIS MAP 214; LOT 5; ~3.8 acres; General Commercial; request to construct six (6) new buildings and convert one (1) existing building to establish a self-service storage facility; under TOK Zoning Regs Section 420.2.2[q]. **Receive and schedule for public hearing. Proposed date Monday, April 18, 2022.**
- 3) **Zone TEXT Change Ap # 22-1287** – Town of Killingly, special permitted use under Business Park, General Commercial, Light Industrial, Mill Mixed Use and Mixed-Use Interchange Zones for the creation of cannabis establishments. **Receive and schedule for the workshop on Monday, March 28, 2022.**

(*) Applications submitted prior to 5:00 PM on MONDAY, MARCH 14, 2022, will be on the agenda as New Business, with a "date of receipt" of MONDAY, MARCH 21, 2022, and may be scheduled for action during the next regularly scheduled meeting of **MONDAY, APRIL 18, 2022.**

(*) Applications submitted by 12:00 noon on FRIDAY, MARCH 18, 2022, will be received by the Commission ("date of receipt") on MONDAY, MARCH 21, 2022. However, these applications may not be scheduled for action on MONDAY, APRIL 18, 2022, 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 Minutes – Tuesday, February 22, 2022

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

- 1) **TRAINING** – Scheduled for **Tuesday, March 22, 2022 @ 6:00 PM** in the Town Meeting Room.
 - a. FOIA, Parliamentary Procedure, Ethics

- 2) **WORKSHOP** – Next Workshop Scheduled for **Monday, March 28, 2022 @ 6:00 PM** in the Town Meeting Room.
- a. Free standing accessory structures – to become primary use?- review, discussion, action
 - b. Five Mile River Overlay District – review, discussion, action
 - c. Cannabis Zoning Regulations – review, discussion, action
 - d. Proposed Updated Policy – Town of Killingly Policy for the sale of real estate

XI. CORRESPONDENCE

XII. DEPARTMENTAL REPORTS – (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

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT