



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

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TOWN CLERK, KILLINGLY, CT
2022 APR 14 AM 8:48

MONDAY – APRIL 18, 2022
Regular Meeting – HYBRID MEETING
7:00 PM

Elizabeth M. Wilson

TOWN MEETING ROOM – 2ND FLOOR

Killingly Town Hall

172 Main Street

Killingly, CT

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. 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.killinglyct.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 2631 755 2865 when prompted.

- V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS
- VI. **PUBLIC HEARING CLOSED MARCH 21, 2022 – (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.
- VII. **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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1) **Spec Perm Ap #22-1282**; Jolley Commons, LLC (Applicant/Owner); 120 Wauregan Rd; GIS MAP 220, LOT 21; ~6.4 acres; Gen Comm Zone; excavation & removal of gravel products; under Sect 560, et seq (Earth Filling & Excavation); Sect 700 et seq (Spec Perm); & Sect 470 et Seq (Site Plan) of the TOK Zoning Regs.

2) **Spec Perm Ap # 22-1286** – American Storage Centers, LLC, (American Sports Centers, Inc./Landowner); 551 Westcott Rd; GIS MAP 214; LOT 5; ~3.8 acres; GC; request to construct 6 new buildings & convert 1 existing building to establish a self-service storage facility; under TOK Zoning Regs Section 420.2.2[q].

Hearings' segment closes.

Meeting Business will continue.

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

1) **Spec Perm Ap #22-1282**; Jolley Commons, LLC (Applicant/Owner); 120 Wauregan Rd; GIS MAP 220, LOT 21; ~6.4 acres; Gen Comm Zone; excavation & removal of gravel products; under Sect 560, et seq (Earth Filling & Excavation); Sect 700 et seq (Spec Perm); & Sect 470 et Seq (Site Plan) of the TOK Zoning Regs.

2) **Spec Perm Ap # 22-1286** – American Storage Centers, LLC, (American Sports Centers, Inc./Landowner); 551 Westcott Rd; GIS MAP 214; LOT 5; ~3.8 acres; GC; request to construct 6 new buildings & convert 1 existing building to establish a self-service storage facility; under TOK Zoning Regs Section 420.2.2[q].

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

1) **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. **Schedule for Public Hearing on May 16, 2022.**

2) **Site Plan Ap # 22-1288** – Noah Janetatos (AK Real Estate, LLC / Owner); 162 Main Street, GIS MAP 198, LOT 126, Central Business District (Borough of Danielson Zoning Regulations), ~0.28 acres, for location of new retail business (liquor store) in pre-existing building. **Receive, and assign staff to do site plan, as the retail store will be one tenant, in a multi-tenant pre-existing building.**

3) **Special Permit Ap # 22-1289** – Dayville Four Corners, LLC (Applicant/Owner); 730 (736) Hartford Turnpike, GIS MAP 115, LOT 6, General Commercial Zone, ~7.07 acres, request use of existing space in building for liquor, beer & wine sales, under TOK Zoning Regs under 420.2.1(a) with reference to 420.1.2(i). **Receive, and schedule for Public Hearing on May 16, 2022.**

4) **Section 8-24 Review Ap # 22-1290** – Town of Killingly (Applicant/Owner); 339 Main Street, GIS MAP 181, LOT 142, Borough High Residential Zone, ~10.5 acres, for expansion and renovation of the Killingly Memorial School. **Review, discussion, action.**

5) **Special Permit Ap# 22-1291** – Melting Point Welding & Fabrication, LLC (Weld, LLC / Owner), 543 Wauregan Road, GIS MAP 262, LOT 20, Light Industrial, ~2.1 acres; to conduct manufacturing activities pursuant to TOK Zoning Regs. Sec. 430.2.2(b). **Review, and schedule for Public Hearing on May 16, 2022.**

6) **Zone TEXT Change Ap #22-1292** – Town of Killingly, allowing garages as a primary use in in rural development and low-density-zones only. **Schedule for Public Hearing on May 16, 2022.**

7) **Section 8-24 Review Ap #22-1293**, Town of Killingly, review and comment on the Affordable Housing Plan. **Review, discussion, action.**

(*) **Applications submitted prior to 5:00 PM on MONDAY, APRIL 11, 2022,** will be on the agenda as New Business, with a “date of receipt” of MONDAY, APRIL 18, 2022, and may be scheduled for action during the next regularly scheduled meeting of **MONDAY, MAY 16, 2022.**

(*) **Applications submitted by 12:00 noon on THURSDAY, APRIL 14, 2022,** will be received by the Commission (“date of receipt”) on MONDAY, APRIL 18, 2022. However, these applications may not be scheduled for action on MONDAY, MAY 16, 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.

- X. ADOPTION OF MINUTES – (review/discussion/action)**
 - 1) Regular Meeting Minutes – MARCH 21, 2022
 - 2) Special Meeting Minutes – MARCH 28, 2022
- XI. OTHER / MISCELLANEOUS – (review / discussion / action)**
 - 1) Five Mile River Overlay District – staff review still in process
- XII. CORRESPONDENCE**
- XIII. 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**
- XIV. ECONOMIC DEVELOPMENT DIRECTOR REPORT**
- XV. TOWN COUNCIL LIAISON REPORT**
- XVI. ADJOURNMENT**