



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

**MONDAY – OCTOBER 18, 2021**

**Regular Meeting – HYBRID MEETING**

**7:00 PM**

**TOWN MEETING ROOM – 2<sup>ND</sup> 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](http://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](mailto: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](http://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 2631-202-8049 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.**

**To join by phone please dial 1-415-655-0001; and use the access code 2631-202-8049 when prompted**

1) **Zone Map Change Ap # 21-1271** – Douglas Const Co (J. Vance/Landowner); 605 Providence Pike & 200 Hubbard Hill Rd; GIS MAP 224, LOT 14; & GIS MAP 245, Lot 001; RD; change zone from RD to General Commercial on both parcels.

2) **Zone MAP Change Ap#21-1274**; Weld, LLC (CGCT Killingly LLC/Landowner); 543 Wauregan Road: GIS MAP 262, LOT 20: General Commercial Zone; application seeks to change the zone of the subject real estate from General Commercial Zone to Light Industrial Zone.

Hearings' segment closes.

Meeting Business will continue.

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

1) **Zone Map Change Ap # 21-1271** – Douglas Const Co (J. Vance/Landowner); 605 Providence Pike & 200 Hubbard Hill Rd; GIS MAP 224, LOT 14; & GIS MAP 245, Lot 001; RD; change zone from RD to General Commercial on both parcels.

2) **Zone MAP Change Ap#21-1274**; Weld, LLC (CGCT Killingly LLC/Landowner); 543 Wauregan Road: GIS MAP 262, LOT 20: General Commercial Zone; application seeks to change the zone of the subject real estate from General Commercial Zone to Light Industrial Zone.

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

1) **Site Plan Application #21-1275**; David Kode (Frito-Lay/Landowner); 1886 Upper Maple St; GIS MAP 62, LOT 53; 94 acres; Ind Zone; for the proposed building additions that will be under the allowed height. **Review, and if application is complete, schedule for commission review on November 15, 2021.**

2) **Special Permit Application #09-961**; Request to extent the special permit for an additional 3 years; Tilcon Connecticut / Tilcon Inc.; 548 Wauregan Road, Killingly, GIS MAP 263, Lot 22; ~112 acres; rural development; last extension granted September 2018. **Review/discussion/action.**

3) **Special Permit Application #05-868**; Request for Release of Bond; Ernest Joly & Son, Inc.; for 605 Providence Pike, Killingly, GIS MAP 224; Lot 14; 170 acres; Rural Development Zone; all phases of work completed. **Review/discussion/action.**

4) **Special Permit Application #13-1068 & Site Plan Application #13-1069**; Request from Enfield Builders to lower Surety Bond to \$18,356.00 as the Women's Institute never came in with the \$18,356.00 cash bond approved by PZC on December 21, 2020. **Review/discussion/action.**

(\*) Applications submitted prior to 5:00 PM on TUESDAY, OCTOBER 12, 2021, will be on the agenda as New Business, with a "date of receipt" of MONDAY, OCTOBER 18, 2021, and may be scheduled for action during the next regularly scheduled meeting of MONDAY, NOVEMBER 15, 2021.

(\*) Applications submitted by 12:00 noon on FRIDAY, OCTOBER 15, 2021, will be received by the Commission ("date of receipt") on MONDAY, October 18, 2021. However, these applications may not be scheduled for action on MONDAY, NOVEMBER 15, 2021, 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 – SEPTEMBER 20, 2021.

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

1) **WORKSHOP – Discussion** – should the zoning regulations allow for an accessory structure to be constructed on a vacant parcel of real estate without the primary structure being in place? **Discussion continued to Nov. 15, 2021.**

2) **WORKSHOP – Discussion** – Five Mile River Overlay District. **Discussion continued to Nov. 15, 2021**

**XI. CORRESPONDENCE**

**(CONTINUED ON NEXT PAGE)**

**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**