



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

MONDAY – OCTOBER 21, 2019

**Regular Meeting
7:00 PM**

RECEIVED
TOWN CLERK, KILLINGLY, CT

2019 OCT 18 AM 8:18

Elizabeth M. Wilson

Town Meeting Room, Second Floor
Killingly Town Hall
172 Main St., Killingly

AGENDA

- 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)
- V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS**
- VI. PUBLIC HEARINGS – (review / discussion / action)**
NONE

Hearings' segment closes.
Meeting Business will continue.

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

A. Un-Subdivision Application

1) **Un-Subdivision Application #19-1225**; Bell CT Property, LLC; Stephen Bell, Member; current owner of real estate currently known as 317 Valley Road; wants to un-subdivide the property for tax purposes; 55 Lot subdivision; 317 (333) Valley Road, LD and RD Zones – **CONT. FROM 09/16/2019**

B. Special Permit

1) **Special Permit Application #19-1226**; Michael S. Teed; (Beth Thompson, Landowner); request special permit to change one non-conforming use to another non-conforming use under Section 520.7 "Change" of the Town of Killingly Zoning Regulations; (production brewery combined with a retail space for the consumption and sale of beer); 1001 Hartford Pike; GIS Map 117; Lot 29; Low Density Zone. **Review; and if it is determined that the application is complete the Commission must decide to either 1) have a pre-application meeting; or 2) conduct a site walk; or 3) schedule a public hearing on the application. The next available date for a public hearing is November 18, 2019.**

C. Gravel Permit Extension

1) **Gravel Permit Extension Application #19-1227**; Ernest Joly & Sons, Inc; for a three (3) year permit extension/renewal for sand and gravel excavation, including gravel crushing operation; contains approximately 175 acres of land; 32 Beatrice Avenue; GIS MAP 262; Lot 15. (Prior files #16-1155; #04-860, etc.) **(Review/Discussion/Action)**

VIII. NEW BUSINESS (review/discussion/action)

A. Determination if Subdivision Occurred

1) **File #19-1228**; Anthony J. & Josephine A. Pulcinella Family Revocable Living Trust; commission to determine if an illegal subdivision of lots has taken place; 333 Breakneck Hill Road; GIS MAP 65; Lot 7; Rural Development Zone.

IX. FINAL REVIEW OF POCD – (review / discussion / action)

- 1) Determine if need another special meeting – next available date Monday, October 28, 2019; OR
- 2) Vote to pass the POCD along to the Killingly Town Council and NECCOG for their review and comments;
- 3) If vote to pass the POCD along is approved; then should vote to schedule a hearing for the acceptance of the POCD – this hearing date must be at least 65 days away – **suggested hearing date Tuesday, February 18, 2019.**

Applications submitted prior to 5:00 PM on Tuesday, October 15, 2019 will be on the agenda as New Business, with a “date of receipt” of Monday, October 21, 2019 and may be scheduled for action during the next regularly scheduled meeting of Monday, November 18, 2019.

Applications submitted by 12:00 noon on Friday, October 18, 2019 will be received by the Commission (“date of receipt”) on Monday, October 21, 2019. However, these applications may not be scheduled for action in November 2019, 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) Special Meeting / Workshop of Monday, September 16, 2019 – RE: Workshop, Parking Regulations
- 2) Regular Meeting of Monday, September 16, 2019 – RE: Regularly Scheduled Meeting
- 3) Special Meeting / Workshop of Monday, September 23, 2019 – CANCELLED – NO MINUTES
- 4) Special Meeting / Workshop of Monday, September 30, 2019 – RE: POCD
- 5) Special Meeting / Workshop of Monday, October 7, 2019 – RE: POCD

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

- 1) Adoption of the Meeting Schedule for 2020

XII. CORRESPONDENCE – (review/discussion/action)

A. Zoning Enforcement Officer’s & Zoning Board of Appeal’s Report(s)

Enclosed

B. Inland Wetlands and Watercourses Agent’s Report

Enclosed

C. Building Office Report

Enclosed

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT

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

A. Un-Subdivision Application

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APPLICANT(S)	Stephen Bell
LANDOWNER(S)	Bell CT Property, LLC; Stephen Bell, Member
SUBJECT PROPERTY	317 / 333 Valley Road, Killingly
ASSESSOR INFO	
ZONING DISTRICT	BOTH RURAL DEVELOPMENT AND LOW DENSITY

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REQUEST:

The Applicant requests to “un-subdivide” that subdivision known as EASTWOOD HILLS SUBDIVISION, VALLEY ROAD, KILLINGLY, CONNECTICUT; OWNER/DEVELOPER: 333 VALLEY ROAD, LLC, MARCH 2007, REVISED THROUGH MAY 14, 2007; PREPARED BY J&D CIVIL ENGINEERS, 401 RAVENELLE ROAD, THOMPSON, CT 06255”

It should be noted that the original owner/developer 333 Valley Road, LLC sold the property to BELL CT PROPERTY LLC, by that Warranty Deed, dated July 31, 2017, and recorded in volume 1332 at page 189 on August 1, 2017 at 11:06 am.

It should also be noted that the applicant Stephen Bell is a Member / Manager of Bell CT Property LLC and appears to have the authority to grant such a request under the Operating Agreement provided to staff.

The original application number for the original subdivision was 07-427; and the PZC granted an extension of time to complete the work on the subdivision (app#07-427)for 55 lots, located at 333 Valley Road (now known as 317 Valley Road) until May 21, 2021 – during its regular meeting of Monday, April 18, 2016 – and that is why they are requesting the un-subdivision of the previously approved and recorded plans.

If there are any questions staff will be at the meeting to respond.