



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

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TOWN CLERK, KILLINGLY, CT

2019 NOV 15 AM 8:20

MONDAY – NOVEMBER 18, 2019

Regular Meeting

7:00 PM

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)

1) **Special Permit Application #19-1226**; Michael S. Teed; request special permit to change one non-conforming use to another non-conforming use under Section 520.7 of the TOK 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.

Hearings' segment closes.

Meeting Business will continue.

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

1) **Special Permit Application #19-1226**; Michael S. Teed; request special permit to change one non-conforming use to another non-conforming use under Section 520.7 of the TOK 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.

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

1) **Request for Extension to File Mylars – Subdivision Application #19-1213**; John C. D'Amato, Jr. and Ballouville Road, LLC; 51 Lot subdivision (approved 41 lots); 38 Ballouville Road (GIS MAP 63, Lot 50); and 82 Ballouville Road (GIS MAP 54, Lot 1.1); ~18 acres, Medium Density Zone – requesting their first (1st) extension of time to file mylars – if approved, the mylars will need to be recorded before the end of business on Wednesday, March 4, 2020.

2) **Zone MAP Change Application #19-1229**; Lisa A. Dauphinais; request change of zone map from industrial to commercial; 23 Wauregan Road, Killingly, CT 06239; GIS MAP 217; Lot 70; ~1.1 Acres; Industrial Zone. **Receive, and if application is complete, schedule the public hearing. The next available date is Monday, December 16, 2019.**

Applications submitted prior to 5:00 PM on Tuesday, November 12, 2019 will be on the agenda as New Business, with a "date of receipt" of Monday, November 18, 2019 and may be scheduled for action during the next regularly scheduled meeting of Monday, December 16, 2019.

Applications submitted by 12:00 noon on Friday, November 15, 2019 will be received by the Commission ("date of receipt") on Monday, November 18, 2019. However, these applications may not be scheduled for action in December 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.

IX. UPDATE ON POCD – (review / discussion / action)

- 1) Copies of 10/28/2019 Draft of the POCD were delivered to the Town Council on Tuesday, November 12, 2019;
- 2) Copy of the 10/28/2019 Draft of the POCD was hand-delivered to NECCOG on Friday, November 8, 2019;
- 3) Hearing is scheduled for Tuesday, February 18, 2020;
- 4) A copy of the 10/28/2019 Draft of the POCD is available for public review in the Planning & Development Office;

X. ADOPTION OF MINUTES – (review/discussion/action)

- 1) Special Meeting / Workshop of Monday, October 21, 2019 – RE: Parking Regulations
- 2) Regular Meeting of Monday, October 21, 2019 – RE: Regularly Scheduled Meeting
- 3) Special Meeting / Workshop of Monday, October 28, 2019 – RE: POCD

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

None

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