



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

**MONDAY – NOVEMBER 20, 2017**

**Regular Meeting**

**7:00 PM**

**Town Meeting Room, Second Floor**

**Killingly Town Hall  
172 Main St., Killingly**

**AGENDA**

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2017 NOV 17 AM 8:19  
*Elizabeth M. Guideo*

- 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**
  - A. **Zone Change Applications – (review/discussion/action)**
    - 1) Zone (TEXT) Change Application #17-1181; Town of Killingly (TOK), under Section 900 of the TOK Zoning Regulations; for text amendments to Section 560 et seq. "Earth Filling and Excavation"; and Section 310 "Definitions"; to include Special Permit Use – Rock Quarries; to update the intent, definitions, application process, performance standards and approval criteria of said Section 560 et seq.
  - B. **Special Permits – (review/discussion/action)**  
None
  - C. **Site Plan Reviews – (review/discussion/action)**  
None
  - D. **Subdivisions – (review/discussion/action)**  
None
  - E. **Other/Various – (review/discussion/action)**  
None

Hearings' segment closes.  
Meeting Business will continue.

- VII. **UNFINISHED BUSINESS**
  - A. **Zone Change Applications – (review/discussion/action)**
    - 1) Zone (TEXT) Change Application #17-1181; Town of Killingly (TOK), under Section 900 of the TOK Zoning Regulations; for text amendments to Section 560 et seq. "Earth Filling and Excavation"; and Section 310 "Definitions"; to include Special Permit Use – Rock Quarries; to update the intent, definitions, application process, performance standards and approval criteria of said Section 560 et seq.

**B. Special Permits – (review/discussion/action)**

None

**C. Site Plan Reviews – (review/discussion/action)**

None

**D. Subdivisions – (review/discussion/action)**

None

**E. Other/Various – (review/discussion/action)**

None

**VIII. NEW BUSINESS**

**A. Zone Change Applications – (review/discussion/action)**

None

**B. Special Permits – (review/discussion/action)**

None

**C. Site Plan Reviews – (review/discussion/action)**

None

**D. Subdivisions – (review/discussion/action)**

1. Subdivision Application #17-1184; Jill Marquarot, Trustee; proposed 7 lot residential subdivision & open space; extension of Cardinal Drive; GIS Map 112; Lot 30; ~16.0 acres; Low Density Zone. Receive, and if application is complete, consider scheduling a site visit; if a site visit is not necessary the Commission may consider scheduling a public hearing for Monday, December 18, 2017 or Tuesday, January 16, 2018.

2. Subdivision Application #17-1185; 40 Airport Road, LLC; proposed 7 lot residential subdivision (fee-in-lieu); 40 Airport Road; GIS Map 158; Lot 4 (portion of); ~9.5 acres; Low Density Zone. Receive, and if application is complete, consider scheduling a site visit; if a site visit is not necessary the Commission may consider scheduling a public hearing for Monday, December 18, 2017 or Tuesday, January 16, 2018.

**E. Other/Various – (review/discussion/action)**

None

Applications submitted prior to 5:00 PM on Monday, November 13, 2017 will be on the agenda as New Business, with a “date of receipt” of Monday, November 20, 2017, and may be scheduled for action during the regular meeting of Monday, December 18, 2017.

Applications submitted by 12:00 noon on Friday, November 17, 2017 will be received by the Commission (“date of receipt”) on Monday, November 20, 2017. However, these applications may not be scheduled for action in December 2017 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)**

Regular Meeting of Monday, October 16, 2017.

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

**A. CGS 8-24 Referrals**

None

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

Enclosed

**C. Inland Wetlands and Watercourses Agent’s Report**

Enclosed

**D. Building Office Report**

Enclosed

**E. Bond Releases / Reductions / Calls**

None

**F. Extension Requests, ETC. -Project Completion / Subdivision & Site Plan Approvals / Mylar Filings / Site Plan Amendments / Re-Classify Phases**

None

**G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility**

None

**H. Upcoming P&Z Commission Meetings**

1. Next Regular Meeting – Monday, December 18, 2017
2. Next Special/Workshop Meeting – To Be Determined.

**I. ADOPTION OF KILLINGLY PLANNING & ZONING COMMISSION MEETING DATES FOR 2018**

See Attached Schedule of Meeting Dates

**XI. CORRESPONDENCE – (review/discussion/action)**

None

**XII. WORKSHOP SESSIONS – (review/discussion/action)**

1. PA 17-155 – **“An Act Concerning Temporary Health Care Structures”** – This act took effect on October 1, 2017; the Town of Killingly has the opportunity to “OPT OUT” of this public act/statute.

**Update:** The PZC voted to start the process to “OPT OUT” of this public act. Staff is still researching proper process; and working on revising “Accessory Dwelling Unit” section of TOK Zoning Regulations to handle this particular issue.

2. Allowing Accessory Structures to be built on vacant real estate without a primary residential structure (beyond agricultural uses). **Update:** Chairman Thurlow is still working on draft wording.

3. First Split; Procedures: **Update:** Staff is still working on process and requirements; and will bring forth draft procedure to PZC for adoption when completed (and reviewed by legal counsel)

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

**XIV. TOWN COUNCIL LIAISON REPORT**

**XV. ADJOURNMENT**