



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

2023 SEP 15 AM 8:25
Eugene M. Durkin

MONDAY – SEPTEMBER 18, 2023

Regular Meeting – HYBRID MEETING

7:00 PM

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.KILLINGLY.ORG 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.killingly.org.

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 **2633-603-8249** when prompted.

- V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS
- VI. PUBLIC HEARINGS – (review / discussion / action)
NOTE: PUBLIC HEARING 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 Hearing comments received will be posted on the Town's website www.killingly.org
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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PUBLIC HEARINGS CONT:

- 1) **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpiolato (Nikolas Gounaris, et al and George Reichardt, et al) 536 – 542 – 552 Hartford Pike (536 = GIS MAP 114, Lot 39, 0.95 acres, VC), (542 = GIS MAP 114, Lot 40, 0.34 acres, VC), and (552 = GIS MAP 114, Lot 41, 0.64 acres, VC); for construction of a 12,580 +/- square foot commercial building with drive-thru and associated site improvements Zoning Sect. 700, Spec Perm; Sect. 470, Site Plan. **CONT. FROM 07/17/23 & 08/21/23**
- 2) **Special Permit Appl. #23-1317** – Canterbury Holdings, LLC (Upper Maple, LLC/Landowner); 25 Colonial Drive; GIS MAP 113; LOT 29-6; 6.57 acres; Low Density Zone. Application for Planned Residential Development – IRL, consisting of sixteen (16) 2-family residential buildings. TOK Zoning Sect. 410.2.2 Low Density/PRD; Sect. 570 Planned Residential Development; Sect. 700 Special Permit; and Sect. 470 Site Plan. **CONT. FROM 08/21/2023.**

Hearings' segment closes.

Meeting Business will continue.

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

- 1) **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpiolato (Nikolas Gounaris, et al and George Reichardt, et al) 536 – 542 – 552 Hartford Pike (536 = GIS MAP 114, Lot 39, 0.95 acres, VC), (542 = GIS MAP 114, Lot 40, 0.34 acres, VC), and (552 = GIS MAP 114, Lot 41, 0.64 acres, VC); for construction of a 12,580 +/- square foot commercial building with drive-thru and associated site improvements. Zoning Sect. 700, Spec Perm; Sect. 470, Site Plan. **CONT. FROM 07/17/23 & 08/21/2023**
- 2) **Special Permit Appl. #23-1317** – Canterbury Holdings, LLC (Upper Maple, LLC/Landowner); 25 Colonial Drive; GIS MAP 113; LOT 29-6; 6.57 acres; Low Density Zone. Application for Planned Residential Development – IRL, consisting of sixteen (16) 2-family residential buildings. TOK Zoning Sect. 410.2.2 Low Density/PRD; Sect. 570 Planned Residential Development; Sect. 700 Special Permit; and Sect. 470 Site Plan. **CONT. FROM 08/21/2023**
- 3) **Subdivision Appl. #23-1319** – Kathie A. Hess (Bruce & Brenda Weeks / Landowners); 2 Weeks Lane; GIS MAP 108, LOT 30.1; 1.06 acres; ALZOD overlay district; to subdivide Lot 30.1 into two parcels, also a lot line adjustment between LOT 30 and LOT 30.1 will be necessary to create a conforming lot. **(review/discussion/action)**

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

- 1) **Zone TEXT Change Appl. #23-1320** – Jaymin Patel; requests a zone TEXT change that would allow a redemption center as an allowed (permitted) use in the Borough of Danielson's Central Business District. **Receive, and schedule for a public hearing on Monday, October 16, 2023.**
- 2) **Zone MAP Change Appl. #23-1321** – Christine m. McGannon, John E. Deluca, Jack Helfgott (WELD, LLC/Landowner); 543 Wauregan Road, GIS MAP 262; LOT 20; 2.1 acres; Light Industrial – request to change zone district from Light Industrial (back) to General Commercial. **Receive, and schedule for a public hearing on Monday, October 16, 2023.**
- 3) **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & Christopher Chenette/ Landowners); 18 Ware Road (GIS MAP 40, LOT 27) and 21 Pineville Road (GISMAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new single family rental units, w/community bldg., parking, drainage and appurtenant utility services; under TOK Zoning Regulations; Medium Density, Section 410.3.2(j) Special Permitted Uses, (j) Multi-family Development; Section 555, Multi-Family Development; Article VII, Special Permits; Section 470 Site Plan Review. **Receive, and schedule for a public hearing on Monday, October 16, 2023.**

(*) Applications submitted prior to 5:00 PM on MONDAY, SEPTEMBER 11, 2023 - will be on the agenda as New Business, with a "date of receipt" of MONDAY, SEPTEMBER 18, 2023, and may be scheduled for action during the next regularly scheduled meeting of **MONDAY, OCTOBER 16, 2023.**

(*) Applications submitted by 11:30 AM on FRIDAY, SEPTEMBER 15, 2023, will be received by the Commission ("date of receipt") on MONDAY, SEPTEMBER 18, 2023. However, these applications may not be scheduled for action on MONDAY, OCTOBER 16, 2023, 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) Workshop Meeting Minutes – August 21, 2023
- 2) Regular Meeting Minutes – August 21, 2023

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

XI. CORRESPONDENCE

- 1) Zoning Practice – September 2023 Edition
- 2) CT Planning & Zoning Agencies – Quarterly Newsletter (Summer 2023)

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

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT