



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

**MONDAY – OCTOBER 16, 2023**

**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

2023 OCT 13 AM 8:27  
Killingly, CT

**AGENDA**

THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.

GO TO [WWW.KILLINGLY.ORG](http://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](mailto: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](http://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 2633-516-2818 when prompted.

- V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS
- VI. PUBLIC HEARINGS – (review / discussion / action)  
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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 Carpionato (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 & 09/18/2023**

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 & 09/18/2023**

**NOTE: THE FOLLOWING PUBLIC HEARINGS WILL OPEN / TAKE PLACE ON MONDAY, NOVEMBER 20, 2023 – TO ALLOW FOR PROPER LEGAL NOTIFICATION**

3) **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. **PUBLIC HEARING TO OPEN / TAKE PLACE ON MONDAY, NOVEMBER 20, 2023**

4) **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. **PUBLIC HEARING TO OPEN / TAKE PLACE ON MONDAY, NOVEMBER 20, 2023.**

5) **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 (GIS MAP 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. **PUBLIC HEARING TO OPEN / TAKE PLACE ON MONDAY, NOVEMBER 20, 2023.**

6) **Zone TEXT Change Appl #22-1300** - Town of Killingly / Planning and Zoning Commission, Zone TEXT Change; complete update and revision of Section 436, Business Park District of the Town of Killingly Zoning Regulations, including a proposed use table. **PUBLIC HEARING TO OPEN / TAKE PLACE ON MONDAY, NOVEMBER 20, 2023.**

Hearings' segment closes.

Meeting Business will continue.

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

1) **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpionato (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 & 09/18/2023**

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 & 09/18/2023**

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) CONT. FROM 09/18/2023**

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

1) **Subdivision Appl #23-1323** – Pasay Development, LLC (Applicant & Landowner); 325 Snake Meadow Road, GIS MAP 254, LOT 6, 7.31 acres; Rural Development; three (3) lot subdivision. **Receive and schedule for action on Monday, November 20, 2023.**

2) **Spec Perm Appl #23-1324** – John DeLuca, Jack Helfgott, Christine McGannon (Weld, LLC/Landowner); 543 Wauregan Road, GIS MAP 262, LOT 20; ~2.1 acres; General Comm. (if prior zone change request is approved – currently LI); to create a self-service storage facility, to be fully interior, climate-controlled facility retrofitted to existing building. Section 420.2.2(q) – General Commercial / Self-Service Storage Facilities. **Receive and schedule for public hearing on Monday, November 20, 2023, or Monday, December 18, 2023.**

(\*) Applications submitted prior to 5:00 PM on TUESDAY, OCTOBER 10, 2023- will be on the agenda as New Business, with a “date of receipt” of MONDAY, OCTOBER 16, 2023, and may be scheduled for action during the next regularly scheduled meeting of **MONDAY, NOVEMBER 20, 2023.**

(\*) Applications submitted by 11:30 AM on FRIDAY, OCTOBER 13, 2023, will be received by the Commission (“date of receipt”) on MONDAY, OCTOBER 16, 2023. However, these applications may not be scheduled for action on MONDAY, NOVEMBER 20, 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) Regular Meeting Minutes – September 18, 2023

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

1) Notice of Exempt Modification – Facility Modification – 520 Bailey Hill Road, Killingly, CT – the complete modification plans are in the Planning and Development Office if anyone wishes to review same.

**XI. CORRESPONDENCE**

1) Zoning Practice – October 2023 Edition

**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**