



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

2024 FEB 15 11:08:11

**TUESDAY – FEBRUARY 20, 2024**

**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

**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 2630-925-0424 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](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 Hearing comments received will be posted on the Town's website [www.killingly.org](http://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.  
To join by phone please dial 1-415-655-0001; and use the access code 2630-925-0424 prompted.

(Continued on next page)

**PUBLIC HEARINGS CONT:**

1) **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & C. 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 residential 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. **CONT FROM 11/20/2023 & 12/18/2023 & 01/16/2024**

2) **Special Permit Appl: 24-1328**; Austin Noel (Fred Schramm/Landowner); 427 Chestnut Hill Rd, GIS MAP 66, LOT 14, Rural Development; (home occupation) welding and fabrication business out of the garage, RD Sect. 410.1.2(l), (Spec Perm, Home Occupation) and Sect 595 (Home Occupation).

3) **Zone TEXT Change Appl: 24-1329**; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density.

(NOTE: Edits, if any, may be suggested, and made, to the proposed text up to the close of the hearing. There will be no further advertisement of those edits until the decision of the PZC is published.)

Hearings' segment closes.

Meeting Business will continue.

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

1) **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & C. 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 residential 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. **CONT FROM 11/20/2023 & 12/18/2023 & 01/16/2024**

2) **Special Permit Appl: 24-1328**; Austin Noel (Fred Schramm/Landowner); 427 Chestnut Hill Rd, GIS MAP 66, LOT 14, Rural Development; (home occupation) welding and fabrication business out of the garage, RD Sect. 410.1.2(l), (Spec Perm, Home Occupation) and Sect 595 (Home Occupation).

3) **Zone TEXT Change Appl: 24-1329**; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density.

(NOTE: Edits, if any, may be suggested, and made, to the proposed text up to the close of the hearing. There will be no further advertisement of those edits until the decision of the PZC is published.)

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

1) **Site Plan Review Appl #24-1330** – Samantha & William Menghi (Samantha Menghi / Landowner); 476 Bailey Hill Road; GIS MAP 170; LOT 12.2; ~2.8 acres; Rural Development; construction of a one-bedroom accessory dwelling w/garage. **Receive, and consider allowing staff to conduct the site plan review.**

(\*) Applications submitted prior to 5:00 PM on TUESDAY, FEBRUARY 13, 2024 - will be on the agenda as New Business, with a “date of receipt” of TUESDAY, FEBRUARY 20, 2024, and may be scheduled for action during the next regularly scheduled meeting of **MONDAY, MARCH 18, 2024.**

(\*) Applications submitted by 11:30 AM on FRIDAY, FEBRUARY 16, 2024 - will be received by the Commission (“date of receipt”) on TUESDAY, FEBRUARY 20, 2024. However, these applications may not be scheduled for action on **MONDAY, MARCH 18, 2024**, 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 – JANUARY 16, 2024

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

1) Workshop Schedule – Schedule another workshop for Monday, March 18, 2024 @ 6:00 pm to start/continue the discussion of the proposed revisions to the Planned Residential Development Regulations and proposed (General) Design Standards.

**XI. CORRESPONDENCE**

- 1) Zoning Practice – February 2024 Edition
- 2) Letter from Crown Castle, dated January 11, 2024 – Notice of Exempt Modification for 280 Ross Road Complete application in Planning and Development Office for Review.

**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**