



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

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TOWN CLERK, KILLINGLY, CT  
2018 FEB 16 AM 8:18

**TUESDAY – FEBRUARY 20, 2018**

*Elizabeth M. Wilson*

**Regular Meeting**

**7:00 PM**

**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**
  - A. Zone Change Applications – (review/discussion/action)**  
None
  - B. Special Permits – (review/discussion/action)**
    - 1. Special Permit Application #18-1186; Country Living at Westview Commons, LLC; construction of a 73 unit residential life care community (one bldg.); 117 Ware Road; GIS Map 32; Lot 41; ~4.8 acres; Low Density Zone.
  - C. Site Plan Reviews – (review/discussion/action)**  
None
  - D. Subdivisions – (review/discussion/action)**
    - 1. Subdivision Application #17-1184; Jill Marquardt, Trustee; proposed 7 lot residential subdivision & open space; extension of Cardinal Drive; GIS Map 112; Lot 30; ~16.0 acres; Low Density Zone. **CONT FROM JAN 16, 2018**
  - E. Other/Various – (review/discussion/action)**  
None

Hearings' segment closes.

Meeting Business will continue.

- VII. UNFINISHED BUSINESS**
  - A. Zone Change Applications – (review/discussion/action)**  
None
  - B. Special Permits – (review/discussion/action)**
    - 1. Special Permit Application #18-1186; Country Living at Westview Commons, LLC; construction of a 73 unit residential life care community (one bldg.); 117 Ware Road; GIS Map 32; Lot 41; ~4.8 acres; Low Density Zone.
  - C. Site Plan Reviews – (review/discussion/action)**  
None

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

1. Subdivision Application #17-1184; Jill Marquardt, Trustee; proposed 7 lot residential subdivision & open space; extension of Cardinal Drive; GIS Map 112; Lot 30; ~16.0 acres; Low Density Zone. **CONT. FROM DEC. 18, 2017**
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. **REPORT/UPDATE ON DRAINAGE RESOLUTION PER ENGINEERING DEPARTMENT**

**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)**

None

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

1. Extension Request for Special Permit #15-1110; Snake Meadow Club, Inc.; for restoration and permitting of a gravel operation; location 377 Snake Meadow Road; GIS Map 267; Lot 1; ~51.0 acres; expiration of permit Nov. 16, 2018. **Receive at this meeting; and instruct Engineering Dept. and Planning & Development to verify compliance with special permit and report back to the Commission at the next regularly scheduled meeting of Monday, March 19, 2018.**
2. Scenic Road Application # 18-1187; Adam Griffiths, request to designate Griffiths Road as a Scenic Road under Killingly Code of Ordinances Article IV. Scenic Roads; Sections 12.5-61 (Short Title) through and including Section 12.5-68 (Rescindment) **Receive at this meeting, and if the application is complete, schedule a hearing for Monday, March 19, 2018. If not complete, request applicant to agree to schedule a hearing for Monday, April 23, 2018 which will give applicant the time to complete the required documentation.**
3. Possible Zone Text Change (#18-1190); Town of Killingly; amendments to Section 566. Accessory Dwelling Unit to become Secondary Dwelling Unit. **Receive at this meeting; to start discussion regarding the proposed amendments; and to schedule a proposed workshop or public hearing. (Staff suggests workshop during March 19, 2018, and then determine public hearing date.)**

Applications submitted prior to 5:00 PM on Tuesday, February 13, 2018 will be on the agenda as New Business, with a "date of receipt" of Tuesday, February 20, 2018, and may be scheduled for action during the regular meeting of Monday, March 19, 2018.

Applications submitted by 12:00 noon on Friday, February 16, 2018 will be received by the Commission ("date of receipt") on Tuesday, February 20, 2018. However, these applications may not be scheduled for action in March, 2018 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 Tuesday, January 16, 2018.

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

**A. CGS 8-24 Referrals**

1. CGS 8-24 Referral Application #18-1188; Town of Killingly, boundary line correction between Town of Killingly and Westcott Wilcox Elderly Residential Housing; to correct encroachments between abutting parcels.
2. CGS 8-24 Referral Application #18-1189; Town of Killingly, for the sale of "first split" parcel (to be called 163-1) located at 43 Westcott Road; ~.58 acres; to A&S Real Estate Enterprises, LLC

**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, March 19, 2018.

2. Next Special/Workshop Meeting – To Be Determined.

3. Reschedule the Regular Meeting of Monday, April 16, 2018 to Monday, April 23, 2018. This meeting must be rescheduled due to the Municipal Budget Process.

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

None

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

No workshops are scheduled for this evening.

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

**XIV. TOWN COUNCIL LIAISON REPORT**

**XV. ADJOURNMENT**