



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

**MONDAY – APRIL 15, 2019**

**Regular Meeting  
7:00 PM**

**Town Meeting Room, Second Floor  
Killingly Town Hall  
172 Main St., Killingly**

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2019 APR 12 AM 8:18  
*Elizabeth M. Wilson*

**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 – (review / discussion / action)
  - A. Zone Change Applications
    - 1) Zone TEXT Change Application #19-1210: Town of Killingly, Planning & Zoning Commission; under Article IX, Section 900 Amendments; Town of Killingly Zoning Regulations; Section 585 et sec.; Agriculture; amend the Definitions, Permitted Uses, Special Permitted Uses, and Agricultural Use Table; and any minor changes deemed necessary.
  - B. Special Permits
    - 1) Special Permit Application #19-1209: Section 410.1.2(b) Dog Kennel; Believe Enterprise Inc.; Angelia & Hugh Viele; 81 Squaw Rock Road; GIS Map 257; Lot 10; ~13.6 acres; Rural Development Zone. **(NOTE: This application went before the IWWC on Monday, April 1, 2019, and was continued to Monday, May 6, 2019. If this hearing is opened; it CANNOT be closed until we have the final decision from the IWWC.)**
  - C. Site Plan Reviews  
None
  - D. Subdivisions  
None
  - E. Other/Various  
None

Hearings' segment closes.  
Meeting Business will continue.

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

**A. Zone Change Applications**

1) **Zone TEXT Change Application #19-1210**; Town of Killingly, Planning & Zoning Commission; under Article IX, Section 900 Amendments; Town of Killingly Zoning Regulations; Section 585 et sec.; Agriculture; amend the Definitions, Permitted Uses, Special Permitted Uses, and Agricultural Use Table; and any minor changes deemed necessary.

**B. Special Permits**

1) **Special Permit Application #19-1209**; Section 410.1.2(b) Dog Kennel; Believe Enterprise Inc.; Angelia & Hugh Viele; 81 Squaw Rock Road; GIS Map 257; Lot 10; ~13.6 acres; Rural Development Zone. **(NOTE: This application went before the IWWC on Monday, April 1, 2019, and was continued to Monday, May 6, 2019. If this hearing is opened; it CANNOT be closed until we have the final decision from the IWWC.)**

**C. Site Plan Reviews**

None

**D. Subdivisions**

None

**E. Other/Various**

None

**VIII. NEW BUSINESS**

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

1) **Zone TEXT Change Application # 19-1211**; Proposed Adaptive Re-Use of an Agricultural Building; under Rural Development, Section 410.1.2.q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone, Section 410.3.2.m (Special Permit); by Pine Hill Farm, LLC. **Receive, and if application is complete, schedule a hearing for Monday, May 20, 2019 at 7:00 pm in the Town Meeting Room, Killingly Town Hall.**

2) **Zone TEXT Change Application # 19-1212**; Town of Killingly, Planning & Zoning Comm.; under Article IX, Section 900 Amendments, Borough of Danielson Zoning Regulations; Section 580, et sec.; Agriculture; amend the definitions, Permitted Uses, Special Permitted Uses, and Agricultural Use Table; and any minor changes deemed necessary. **Receive, and if the file is complete, schedule a public hearing for Monday, May 20, 2019 at 7:00pm in the Town Meeting Room, Killingly Town Hall.**

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

None

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

None

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

1) **Re-Subdivision Application #19-1213**; John C. D’Amato, Jr. and Ballouville Road, LLC; 51 lot subdivision; 38 Ballouville Road (GIS Map 63, Lot 50); and 82 Ballouville Road (GIS Map 54, Lot 1.1); ~18.8 acres, Medium Density Zone. **Receive, and if the file is complete, schedule a public hearing for Monday, May 20, 2019 at 7:00pm in the Town Meeting Room, Killingly Town Hall.**

**E. Other/Various**

1) **Scenic Road Application #18-1205**; Article IV., et sec. Scenic Roads; Killingly Code of Ordinances; Richard W. Fedor, et als; designation of the entire unpaved portion of Pratt Road (Between Pettingell Road and Chestnut Hill Road) be designated a scenic road in accordance with the Killingly Code of Ordinances. **Receive, and if the file is complete, schedule a public hearing for Monday, May 20, 2019 at 7:00pm in the Town Meeting Room, Killingly Town Hall.**

Applications submitted prior to 5:00 PM on Monday, April 8, 2019 will be on the agenda as New Business, with a “date of receipt” of Monday, April 15, 2019, and may be scheduled for action during the next regularly scheduled meeting of Monday, May 20, 2019.

Applications submitted by 12:00 noon on Friday, April 12, 2019 will be received by the Commission (“date of receipt”) on Monday, April 15, 2019. However, these applications may not be scheduled for action in May, 2019, 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) Special Meeting of Monday, March 18, 2019 – Special Meeting POCD
- 2) Regular Meeting of Monday, March 18, 2019 – RE: Regular Meeting

- X. OTHER – (review/discussion/action)**
  - A. CGS 8-24 Referrals**  
None
  - B. WORKSHOP SESSIONS – (review/discussion/action)**  
None
  - C. Bond Releases / Reductions / Calls**  
None
  - D. Extension Requests, ETC. -Project Completion / Subdivision & Site Plan Approvals / Mylar Filings / Site Plan Amendments / Re-Classify Phases**  
None
  - E. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility**  
None
  - F. Upcoming P&Z Commission Meetings**
    - 1. Next Regular Meeting – **MONDAY, MAY 20, 2019**
    - 2. Next Special Meeting – **MONDAY, MAY 20, 2019 (TRAINING AT 6:00 pm)**
- XI. CORRESPONDENCE – (review/discussion/action)**
  - A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)**  
Enclosed
  - B. Inland Wetlands and Watercourses Agent's Report**  
Enclosed
  - C. Building Office Report**  
Enclosed
- XII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**
- XIII. TOWN COUNCIL LIAISON REPORT**
- XIV. ADJOURNMENT**