 **TOWN OF KILLINGLY, CT**

##### PLANNING AND ZONING COMMISSION

##### Monday, April 18, 2016

**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**

1. Planning and Zoning Commission – initiated Zone (Map) Change – Application #16-1127; Section 900; to change various parcels along Rte. 101 a/k/a Hartford Pike from Village Commercial to Medium Density (3 parcels); Low Density to Medium Density (13 parcels); and from Milled Mix Use Development to Medium Density (1 parcel) – said parcels are listed below as follows:

The properties under consideration for rezoning from Village Commercial to Medium Density are as follows:

|  |  |  |  |
| --- | --- | --- | --- |
| **ADDRESS** | **OWNER(S)** | **MAP & LOT** | **ACREAGE +/-** |
| 1296 Hartford Pike | Martin, Michelle A. & Peter J. | 101/14 | ~1.30 |
| 1302 Hartford Pike | Stockford, David R. & Pamela M. | 101/15 | ~0.60 |
| 1370 Hartford Pike | Miller, Francis J. | 100/19 | Portion of~1.07 |

The properties under consideration for rezoning from Low Density to Medium Density are as follows:

|  |  |  |  |
| --- | --- | --- | --- |
| **ADDRESS** | **OWNER(S)** | **MAP & LOT** | **ACREAGE +/-** |
| 1293 Hartford Pike | Norgren, Robert W. & Paula J. | 101/42 | ~0.69 |
| 1301 Hartford Pike | St. Martin, Brian P. & Tammy L. | 101/41 | ~0.87 |
| 1305 Hartford Pike | Krogul, John P. & Mildred E. | 101/40 | ~0.60 |
| 1306 Hartford Pike | Austin, Dawn & William | 101/16 | ~0.37 |
| 1309 Hartford Pike | Merrill, Martin | 101/39 | ~0.41 |
| 1310 Hartford Pike | Jeffs, Lindsay A. & William H. | 101/17 | ~0.75 |
| 1315 Hartford Pike | Bourgalt, John | 101/38 | ~0.31 |
| 1316 Hartford Pike | Graff, Barbara A. | 101/18 | ~0.22 |
| 1322 Hartford Pike | Shekleton, James | 101/19 | ~0.65 |
| 1357 Hartford Pike | Union Baptist Church | 100/72 | ~0.22 |
| 11 Chestnut Hill Road | Paquin, Kenneth A. & Lynn A. | 101/20 | ~5.4 |
| 19 Chestnut Hill Road | Shekleton, James A. | 101/21 (portion of) | ~6.0 acres out of ~11.3 acres |
| 628 Valley Road | Kruckas, Mary B. & Lamont, Robin | 101/37 | ~1.10 |

The property under consideration for rezoning from Mill Mixed Use Development to Medium Density is as follows:

|  |  |  |  |
| --- | --- | --- | --- |
| **ADDRESS** | **OWNER(S)** | **MAP & LOT** | **ACREAGE +/-** |
| 963 Bailey Hill Road | Bailey Hill Management, LLC | 100/66  (portion of) | ~3.6 acres out of ~53 acres |

**B. Special Permits - None**

**C. Site Plan Reviews - None**

**D. Subdivisions - None**

**E. Other/Various - None**

Hearings’ segment closes.

Meeting Business will continue.

**VII. UNFINISHED BUSINESS**

**A. Zone Change Applications**

1. Planning and Zoning Commission – initiated Zone (Map) Change – Application #16-1127; Section 900; to change various parcels along Rte. 101 a/k/a Hartford Pike from Village Commercial to Medium Density (3 parcels); Low Density to Medium Density (13 parcels); and from Milled Mix Use Development to Medium Density (1 parcel) – said parcels are listed below as follows:

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| **ADDRESS** | **OWNER(S)** | **MAP & LOT** | **ACREAGE +/-** |
| 1296 Hartford Pike | Martin, Michelle A. & Peter J. | 101/14 | ~1.30 |
| 1302 Hartford Pike | Stockford, David R. & Pamela M. | 101/15 | ~0.60 |
| 1370 Hartford Pike | Miller, Francis J. | 100/19 | Portion of~1.07 |

The properties under consideration for rezoning from Low Density to Medium Density are as follows:

|  |  |  |  |
| --- | --- | --- | --- |
| **ADDRESS** | **OWNER(S)** | **MAP & LOT** | **ACREAGE +/-** |
| 1293 Hartford Pike | Norgren, Robert W. & Paula J. | 101/42 | ~0.69 |
| 1301 Hartford Pike | St. Martin, Brian P. & Tammy L. | 101/41 | ~0.87 |
| 1305 Hartford Pike | Krogul, John P. & Mildred E. | 101/40 | ~0.60 |
| 1306 Hartford Pike | Austin, Dawn & William | 101/16 | ~0.37 |
| 1309 Hartford Pike | Merrill, Martin | 101/39 | ~0.41 |
| 1310 Hartford Pike | Jeffs, Lindsay A. & William H. | 101/17 | ~0.75 |
| 1315 Hartford Pike | Bourgalt, John | 101/38 | ~0.31 |
| 1316 Hartford Pike | Graff, Barbara A. | 101/18 | ~0.22 |
| 1322 Hartford Pike | Shekleton, James | 101/19 | ~0.65 |
| 1357 Hartford Pike | Union Baptist Church | 100/72 | ~0.22 |
| 11 Chestnut Hill Road | Paquin, Kenneth A. & Lynn A. | 101/20 | ~5.4 |
| 19 Chestnut Hill Road | Shekleton, James A. | 101/21 (portion of) | ~6.0 acres out of ~11.3 acres |
| 628 Valley Road | Kruckas, Mary B. & Lamont, Robin | 101/37 | ~1.10 |

The property under consideration for rezoning from Mill Mixed Use Development to Medium Density is as follows:

|  |  |  |  |
| --- | --- | --- | --- |
| **ADDRESS** | **OWNER(S)** | **MAP & LOT** | **ACREAGE +/-** |
| 963 Bailey Hill Road | Bailey Hill Management, LLC | 100/66  (portion of) | ~3.6 acres out of ~53 acres |

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**B. Special Permits - None**

**C. Site Plan Reviews - None**

**D. Subdivisions - None**

**E. Other/Various**

1. Reconsideration of Motions Made on March 28, 2016 for the following:

a. Request of Robert Uva, (of 299 Bear Hill Road, Killingly, CT) – requesting partial return of bond on work completed on the common driveway of lots 2, 3 and 4 on Cindy Way, Killingly, CT – review/discussion/action

b. Request of 333 Valley Road, LLC, (of 5048 Hartford Pike Extension, Killingly, CT 06241) – to extend the time to complete work on subdivision #07-427 for 55 lots, on property located at 333 Valley Road (now known as 317 Valley Road according to Tax Assessor records) known as Eastwood Hills; original approval on May 21, 2007, request extension of time to complete project to May 21, 2020 – review/discussion/action

2. Killingly Zoning Regulations Section 560 “Earth Filling and Excavation” –Schedule Workshop Meeting (prior meeting canceled due to lack of quorum) – review/discussion/action

3. An accessory structure on a parcel of real estate when a primary structure has not been built – director’s update - no further workshops scheduled – review/discussion/action

4. Definition of Medical Office or Clinic for both Town and Borough Zoning Regulations – director’s update – no further workshops scheduled – review/discussion/action

**VIII. NEW BUSINESS**

**A. Zone Change Applications – None**

**B. Special Permits**

1. Article VII - Special Permit Application #16-1128 of Keystone Novelties Distributors, LLC. (of 201 Seymour Street, Lancaster, PA 17603); for a special permit for temporary tent sale of CT legal sparkler products from 06/23/16 through 07/05/16; location 1050-1078 North Main Street, Killingly Plaza, Killingly, CT, GIS 130-006; General Commercial Zone; - Receive application and determine if application is complete, if complete then schedule a public hearing for May 16, 2016. – review/discussion/action.

2. Article VII – Special Permit Application #16-1132 of United We Stand, LLC (of 49 Orleans Avenue, Killingly); for a special permit for proposed use of a contractor’s office/showroom, and a proposed 40’ x 50’ contractors storage garage; change of one non-conforming use to another non-conforming use under Article V (General Provisions), Section 520.7 Change; location 26 Soap Street, GIS Map Number 106, Lot 15 ~0.68 acres, Village Commercial Zone; - Receive application and determine if application is complete, if complete then schedule a public hearing for May 16, 2016. – review/discussion/action.

**C. Site Plan Reviews - None**

**D. Subdivisions**

1. Subdivision Application #16-1129 of Etienne L. LaBelle, for a two lot residential subdivision, one lot with a pre-existing house, and one new lot for residential construction; 500 Chestnut Hill Road, Killingly, GIS Map 66, Lot 13; ~19.276 acres total; Rural Development Zone; - Receive application and determine if application is complete, if complete then schedule a public hearing for May 16, 2016. – review/discussion/action.

2. Subdivision Application #16-1130 of James V. Dandeneau, for a two lot residential subdivision, one lot with a pre-existing house, and one new lot for residential construction; 80 Chase Road, Killingly, GIS Map 13, Lot 2; ~148 acres total; Five Mile River Overlay Zone; - Receive application and determine if application is complete, if complete then schedule a public hearing for June 20, 2016 (as this will require notice to NECCOG); – review/discussion/action.

3. Subdivision Application #16-1131 of George M. Lenth & Starlet M. Lenth Revocable Trust, to dissolve a prior approved nine (9) lot subdivision (“Ledge Road Estates” prepared for Smith Pond Realty, LLC #08-439) and to return it to two (2) lots, one lot to contain an existing residence and ~ 1.878 acres (n/k/a as recorded Lot 9); and one lot to contain an existing residence and ~42.21 acres (n/k/a as recorded lots 1, 2, 3, 4, 5, 6, 7, and 8) for a total of ~44.088 acres; Rural Development Zone; - Receive application and determine if application is complete, if complete then schedule a public hearing for June 20, 2016 (as this will require notice to NECCOG); – review/discussion/action

Applications submitted prior to 5:00 PM on Monday, April 11, 2016, will be on the agenda as New Business, with a “date of receipt” of Monday, April 18, 2016.

Applications submitted by noon on Friday, April 15, 2016 will be received by the Commission (“date of receipt”) on Monday, April 18, 2016. However, these applications may not be scheduled for action in May 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.

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

1. Zone (Text) Change Application #16-1133 – of Dana K. Warren, AIA, (18 maple Ave #119, Barrington, RI);

Zone text change to add “Dog and Cat Kennels and Veterinary Hospitals” as a special use permit in the General Commercial Zone; - Receive application and determine if application is complete, if complete, then schedule a public hearing for June 20, 2016 (as this will require notice to NECCOG) – review/discussion/action

2. Discussion of Siting Council Procedures – handout for board members – review/discussion/action

(NOTE: NO application(s) have been received at this time.)

**IX. ADOPTION OF MINUTES**

Regular Meeting of March 21, 2016 – review/discussion/action

**X. CORRESPONDENCE**

See enclosed – various articles, etc. at end of packet

**XI. OTHER**

**A. CGS 8-24 Referrals**

1. Review of Town of Killingly Capital Improvement Program and Budget for Fiscal Years 2017 – 2021; - review/discussion/action.

**B. Zoning Enforcement Officer’s Report - Enclosed**

**C. Inland Wetlands and Watercourses Agent’s Report - Enclosed**

**D. Building Office Report - Enclosed**

**E. Bond Releases / Reductions / Calls**

**F. Project Completion / Mylar Filing Extension / Site Plan Extension Requests**

1. Request for 90 day Extension of Mylar Filing – Applicant John Burke, through his representative is requesting a

90 day extension to file the mylars for subdivision application #15-1123 for a two lot subdivision on 3 Lawton lane, GIS Map 87, Lot 30; Alexander’s Lake Zone Overlay District; original deadline was May 6, 2016 new deadline requested is Thursday, August 4, 2016; - review/discussion/action

2. Request for 4 year extension of Site Plan – Jim DiNoia, member of Upper Maple, LLC requests a 4 year extension of the approved site plans until April 18, 2019 (original site plans were approved in 2005 as part of a special use permit #05-862 which has already been extended by the commission); for a 34 Unit Planned Elderly

Housing; property located at 1034 Upper Maple Street; ~6.57 acres; Low Density Zone – review/discussion/action

**G. Requests to Allow Overhead Utilities -None**

**H. Upcoming P&Z Commission Meetings**

**1. Next Regular Meeting – May 16, 2016 – public hearings**

**2. Next Workshop Meeting – Was Scheduled for \_\_\_\_\_\_\_\_ – RE: “Earth Filling and Excavation”**

**3. Next Special Meeting – None**

**XII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

**XIII. TOWN COUNCIL LIAISON REPORT**

**XIV. ADJOURNMENT**