



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

RECEIVED
TOWN CLERK
2019 MAY 17 AM 8:07

MONDAY – MAY 20, 2019

Christina 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. FORMAL ACTION – CANCELATION OF PRIOR SUBDIVISIONS AND SITE PLANS WHICH HAVE EXPIRED – (review / discussion / action)**
 1. **Special Permit #06-904**; John Daley; Section 570; Planned Residential Development; 28 units; 55 Dog Hill Road; GIS MAP 130, Lot 12; ~10.8 acres; Low Density Zone. (Approved April 16, 2007, site plan expired 9 years {2016}, no extension requested.)
 2. **Subdivision Permit #08-445**; Bennett & Smilas Engineering, LLC; 31 lot flexible design subdivision; property located at 76 & 90 Ballouville Road; ~16.13 acres; Low Density Zone. (Approved September 15, 2008, site plan expired 9 years {2017}, no extension requested.)
 3. **Special Permit #08-941**; Michael Bennett, LS; Bennett and Smilas Engineering, LLC; 31 lot flexible design subdivision; property located at 76 & 90 Ballouville Road; ~16.31 acres; Low Density Zone. (Approved July 21, 2008; site plan expired 9 years {2017}, no extension requested.)
- VII. STATE STATUTE §8-24 REVIEWS – (review / discussion / action)**
 1. **§ 8-24 Review #19-1218**; Town of Killingly; 30 Furnace Street; purchase of a paved parking lot across from the Imperial Room Banquet Hall; to provide 50 additional municipal parking spaces.
 2. **§ 8-24 Review #19-1219**; Town of Killingly; 31 Commerce Avenue; sale of real estate (the old armory).
 3. **§ 8-24 Review #19-1220**; Town of Killingly; 125 Alexander Parkway; sale of real estate (vacant land).

VIII. PUBLIC HEARINGS – (review / discussion / action)

A. Continued from the April 15, 2019 Planning Zoning Commission Meeting

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. – **CONT FROM 04/15/2019**

2) **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. – **CONT.FROM 04/15/21019**

(NOTE: Applicant has signed a letter of consent requesting the hearing be continued to June 17, 2019; as we have not received a final decision from the Inland Wetlands and Watercourses Commission.)

B. New Hearings Scheduled for Tonight's Meeting

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) as a scenic road in accordance with the Killingly Code of Ordinances. (Received 04/15/2019; must be heard within 35 days of date of receipt – **MUST BE HEARD May 20, 2019 according to TOK Code of Ordinances**)

2) **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. (Received 04/15/2019; must open hearing by June 19, 2019 – next regularly scheduled meeting is June 17, 2019)

3) **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.(Received 04/15/2019; must open hearing by June 19, 2019 – next regularly scheduled meeting is June 17, 2019. IWWC has not made a final decision; therefore, this should be continued to our June 17, 2019 meeting.)

Hearings' segment closes.

Meeting Business will continue.

IX. UNFINISHED BUSINESS – (review / discussion / action)

A. Continued from the April 15, 2019 Planning Zoning Commission Meeting

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. – **CONT FROM 04/15/2019**

2) **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. – **CONT.FROM 04/15/21019**

(NOTE: Applicant has signed a letter of consent requesting the hearing be continued to June 17, 2019; as we have not received a final decision from the Inland Wetlands and Watercourses Commission.)

B. New Hearings Scheduled for Tonight's Meeting

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X. NEW BUSINESS – (review / discussion / action)

A. New Applications / Site Walks / Schedule for Hearing

1) **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, July 15, 2019 (due to notification requirements) in the Town Meeting Room, Killingly Town Hall.**

2) **Special Permit Application #19-1214**; Dayville Fire District (Town of Killingly/ Landowner); proposed two (2) bay garage; Zoning Section 410.1.2; 22 Williamsville Road; GIS MAP 111; Lot 14; ~25.62 acreage(5 acres leased parcel); Low Density Zone. **Receive, and if the file is complete, schedule a public hearing for Monday, June 17, 2019. The last application filed with the IWWC was #14-1399, no current application to date.**

3) **Special Permit & Site Plan Application #19-1215**; Preserve At Valley View, LLC; (Richard O'Keefe/Landowner); proposed 20 duplex residences (40 units) condominium complex; Zoning Section 410.2.2.L and 570.4; 55 Dog Hill Road; GIS MAP 130; Lot 12; ~11.7 acres; Low Density Zone. **Receive, and if the file is complete, schedule a public hearing for Monday, June 17, 2019. IWWC Application #19-1464 was filed, scheduled for action on June 3, 2019.**

4) **Site Plan Application #19-1216**; Desmarais & Sons (Frito Lay/Pepsico Inc.); 300 ft. railroad spur to be developed off of current railroad spur; 1886 Upper Maple Street; GIS MAP 62; Lot 53; ~79 acres; Industrial Zone. **Staff is requesting that this site plan review be completed in house by staff, due to the limited nature of disturbance, and the fact that the railroad will govern the standards for the spur construction.**

5) **Special Permit & Site Plan Review Application #19-1217**; Country Living at Westview Commons; (Same/Landowner); revised plans; acquiring additional acreage from abutting lot; will allow revision of living units from 73 to 76 with no change in structure of building; additional acreage will also allow retention pond to be moved farther from living units (residential structure); and allow for the "front circle" to use concrete instead of pervious pavers; 117 Ware Road; GIS MAP 32; Lot 41; Low Density. **Receive, and if the file is complete, schedule a public hearing for Monday, June 17, 2019. IWWC Application #19-1467 was filed, scheduled for action on June 3, 2019.**

6) **Possible Zone (TEXT) Change #19-1221**; Town of Killingly; Planning and Zoning Commission; under Article IX, Section 900 Amendments; Town of Killingly Zoning Regulations; Section 530 Off Street Parking and Loading; proposing amendments to actual parking spaces required per certain uses. **Start discussion of proposal – workshop – once commission is comfortable with proposal, commission must schedule a hearing on same. Earliest a hearing could be held would be Monday, July 15, 2019 (due to notification requirements).**

Applications submitted prior to 5:00 PM on Monday, May 13, 2019 will be on the agenda as New Business, with a "date of receipt" of Monday, May 20, 2019, and may be scheduled for action during the next regularly scheduled meeting of Monday, June 17, 2019.

Applications submitted by 12:00 noon on Friday, May 17, 2019 will be received by the Commission ("date of receipt") on Monday, May 20, 2019. However, these applications may not be scheduled for action in June, 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.

XI. 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
- 3) Special Meeting of Monday, April 15, 2019 – Special Meeting POCD
- 4) Regular Meeting of Monday, April 15, 2019 – RE: Regular Meeting

XII. OTHER / MISCELLANEOUS – (review/discussion/action)

1. Schedule a Special POCD Meeting for Monday, June 3rd (RM 102) and/or Monday, June 10th (Town Meeting Room) @ 6:00 PM – Review/Discussion/Action

1. Next Regular Meeting – **MONDAY, JUNE 17, 2019**
2. Special Meeting – See above.

XIII. 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

XIV. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XV. TOWN COUNCIL LIAISON REPORT

XVI. ADJOURNMENT