



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

MONDAY – JULY 15, 2019

RECEIVED
TOWN CLERK, KILLINGLY, CT

2019 JUL 12 AM 8:09

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 – (review / discussion / action)**

A. Continued from the June 17, 2019 Planning Zoning Commission Meeting

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. – **CONT. FROM 06/17/2019**

2) **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. – **CONT. FROM 06/17/2019**

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 – **CONT. FROM 06/17/2019**

B. New Hearings Scheduled for Tonight's Meeting

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.

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.

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

4) **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.

Hearings' segment closes.
Meeting Business will continue.

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

A. Continued from the June 17, 2019 Planning Zoning Commission Meeting

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B. New Hearings Scheduled for Tonight's Meeting

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.

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VIII. NEW BUSINESS

1) **Re-Subdivision Application # 19-1222**; Peter and Debra Bessenaire; 2 lot re-subdivision; 120 Putnam Road; GIS MAP 18; Lot 19; ~5.0 acres; Rural Development. Receive, and if complete, schedule for hearing on Monday, August 19, 2019.

2) **Site Plan Review Application # 19-1223**; Steel & Wire North East LP; re-occupation of an industrial building; the purpose will be the same as the prior owner – warehousing and distribution; there will not be any changes to the footprint of the building nor the site; 312 Lake Road; GIS MAP 61; Lot 54; ~7.8 acres; Industrial Zone. At this time we are requesting that this be assigned to staff, as this is just a re-occupation, and no change in building foot print nor any site changes.

IX. WORKSHOP MEETING – (review / discussion / action)

1) **Proposed Zoning (TEXT) Change**; 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). Final Read through of document; if it is okay then schedule for a hearing on August 19, 2019 – There is enough time to get out the notices and advertisements.

2) **Proposed Zoning (TEXT) Change**; 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. Continue or schedule a workshop meeting to discuss.

Applications submitted prior to 5:00 PM on Monday, July 8, 2019 will be on the agenda as New Business, with a “date of receipt” of Monday, July 8, 2019, and may be scheduled for action during the next regularly scheduled meeting of Monday, August 19, 2019.

Applications submitted by 12:00 noon on Friday, July 12, 2019 will be received by the Commission (“date of receipt”) on Monday, July 15, 2019. However, these applications may not be scheduled for action in August, 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.

X. ADOPTION OF MINUTES – (review/discussion/action)

- 1) Special Meeting of Monday, June 10, 2019 – Special Meeting POCD
- 2) Regular Meeting of Monday, June 17, 2019 – Regular Meeting
- 3) Special Meeting of Monday, June 24, 2019 – Special Meeting POCD
- 4) Special Meeting of Monday, July 8, 2019 – Special Meeting POCD

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

1. **Schedule Next Special POCD Meeting for Monday,**
2. **Schedule Next Special POCD Meeting for Monday,**

1. Next Regular Meeting – **MONDAY, AUGUST 19, 2019 @ 7:00 pm**
2. Special Meeting – See above.

XII. 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

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT