



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

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MONDAY – SEPTEMBER 16, 2019

**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 AUGUST 19, 2019 Planning Zoning Commission Meeting**
 - 1) **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 – **CONT. FROM 06/17/2019 & 07/15/2019 & 08/19/2019**
 - B. **New Hearings Scheduled for Tonight's Meeting**
 - 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).

Hearings' segment closes.
Meeting Business will continue.
- VII. **UNFINISHED BUSINESS – (review / discussion / action)**
 - A. **Continued from the AUGUST 19, 2019 Planning Zoning Commission Meeting**
 - 1) **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 – **CONT. FROM 06/17/2019 & 07/15/2019 & 08/19/2019**

B. New Hearings Scheduled for Tonight's Meeting

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).

C. Site Plan Reviews Scheduled for Tonight's Meeting

1) **Site Plan Application #19-1224**; Miyoshi America, Inc.; proposed bldg. addition and parking lots including new access driveways and utilities; 110 Louisa Viens Drive; GIS MAP 57; Lot 8; ~61 acres; Industrial Zone.

D. Un-Subdivision Application Scheduled for Tonight's Meeting

1) **Un-Subdivision Application #19-1225**; Bell CT Property, LLC; Stephen Bell, Member; current owner of real estate currently known as 317 Valley Road; wants to un-subdivide the property for tax purposes; 55 Lot subdivision; 317 (333) Valley Road, LD and RD Zones

VIII. NEW BUSINESS (review/discussion/action)

1) **Special Permit Application #19-1226**; Michael S. Teed; (Beth Thompson, Landowner); request special permit to change one non-conforming use to another non-conforming use under Section 520.7 "Change" of the Town of Killingly Zoning Regulations; (production brewery combined with a retail space for the consumption and sale of beer); 1001 Hartford Pike; GIS Map 117; Lot 29; Low Density Zone. Review; and if it is determined that the application is complete the Commission must decide to either 1) have a pre-application meeting; or 2) conduct a site walk; or 3) schedule a public hearing on the application. The next available date for a public hearing is October 21, 2019.

2) **Pre-Application Meeting: Review of Conceptual Plan**; 145 Alexander Parkway, LLC; Louisa Viens Drive and Alexander Parkway; GIS MAP 36; Lot 2; Industrial Zone. Conceptual plan, incubator units for industrial uses. Review; and discuss; the Commission may decide to 1) continue this pre-application review; or 2) schedule a site walk; and/or 3) explain to applicant next steps in process.

3) **Gravel Permit Extension Application #19-1227**; Ernest Joly & Sons, Inc; for a three (3) year permit extension/renewal for sand and gravel excavation, including gravel crushing operation; contains approximately 175 acres of land; 32 Beatrice Avenue; GIS MAP 262; Lot 15. (Prior files #16-1155; #04-860, etc.) Receive, and schedule a review for the next regularly scheduled meeting of October 21, 2019.

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

Schedule Workshop if necessary.

Applications submitted prior to 5:00 PM on Monday, September 09, 2019 will be on the agenda as New Business, with a "date of receipt" of Monday, September 16, 2019, and may be scheduled for action during the next regularly scheduled meeting of Monday, October 21, 2019.

Applications submitted by 12:00 noon on Friday, September 13, 2019 will be received by the Commission ("date of receipt") on Monday, September 16, 2019. However, these applications may not be scheduled for action in October 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, August 12, 2019 – Special Meeting POCD
- 2) Regular Meeting of Monday, August 19, 2019 – Regularly Scheduled Meeting

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

1. Schedule Next Special POCD Meeting for Monday, MONDAY, SEPTEMBER 23, 2019 @6:00.
2. Schedule Next Special POCD Meeting for Monday, MONDAY, SEPTEMBER 30, 2019 @6:00.

1. Next Regular Meeting – MONDAY, OCTOBER 21, 2019 @ 7:00 pm

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