



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

**MONDAY – SEPTEMBER 20, 2021**

**Regular Meeting – HYBRID MEETING**  
**7:00 PM**

2021 SEP 17 AM 8:13

**TOWN MEETING ROOM – 2<sup>ND</sup> FLOOR**

**Killingly Town Hall**

**172 Main Street**

**Killingly, CT**

**THE PUBLIC IS ALLOWED TO ATTEND THE MEETING IN PERSON**

**OR**

**THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW**

**AGENDA**

**THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.**

**GO TO [www.killinglyct.gov](http://www.killinglyct.gov) AND CLICK ON FACEBOOK LIVE AT THE BOTTOM OF THE PAGE.**

- 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)

**NOTE:** Pursuant to Governor's Executive Order, all public comments can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov) or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment must be received prior to 2:00 PM the day of the meeting. Public comment received will be posted on the Town's website [www.killingct.gov](http://www.killingct.gov).

**NOTE:** To participate in the CITIZENS' COMMENTS– the public may join the meeting via telephone while viewing the meeting on Facebook live.

To join by phone please dial 1-415-655-0001; and use the access code 2634-499-9721 when prompted.

- V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS**
- VI. PUBLIC HEARINGS – (review / discussion / action)**  
**NOTE:** To participate in THE PUBLIC HEARINGS – the public may join the meeting via telephone while viewing the meeting on Facebook live.  
To join by phone please dial 1-415-655-0001; and use the access code 2634-499-3921 when prompted,

1) **Special Permit Ap #21-1273** – David Kode (Frito-Lay/Landowner); 1886 Upper Maple St; GIS MAP 62, LOT 53; 94 acres; Ind Zone; for portion of proposed building addition that will exceed the maximum height of 50 ft for said zone, with a proposed height of 86 ft, 8.5 inches. **APPLICANT HAS REQUESTED THAT THE START OF THE HEARING BE DELAYED UNTIL MONDAY, OCTOBER 18, 2021, TO ADDRESS NEIGHBORS' CONCERNS – SEE ATTACHED LETTER.**

2) **Zone Text Change Ap #21-1264**; Town of Killingly; Special Permitted Use; Add Section 420.2.2. General Commercial Zone; Special Permitted Use; Self-Service Storage Facilities.

3) **Zone Map Change Ap # 21-1271** – Douglas Const Co (J. Vance/Landowner); 605 Providence Pike & 200 Hubbard Hill Rd; GIS MAP 224, LOT 14; & GIS MAP 245, Lot 001; RD; change zone from RD to General Commercial on both parcels.

Hearings' segment closes.

Meeting Business will continue.

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

1) **Special Permit Ap #21-1273** – David Kode (Frito-Lay/Landowner); 1886 Upper Maple St; GIS MAP 62, LOT 53; 94 acres; Ind Zone; for portion of proposed building addition that will exceed the maximum height of 50 ft for said zone, with a proposed height of 86 ft, 8.5 inches. **APPLICANT HAS REQUESTED THAT THE START OF THE HEARING BE DELAYED UNTIL MONDAY, OCTOBER 18, 2021, TO ADDRESS NEIGHBORS' CONCERNS – SEE ATTACHED LETTER.**

2) **Zone Text Change Ap #21-1264**; Town of Killingly; Special Permitted Use; Add Section 420.2.2. General Commercial Zone; Special Permitted Use; Self-Service Storage Facilities.

3) **Zone Map Change Ap # 21-1271** – Douglas Const Co (J. Vance/Landowner); 605 Providence Pike & 200 Hubbard Hill Rd; GIS MAP 224, LOT 14; & GIS MAP 245, Lot 001; RD; change zone from RD to General Commercial on both parcels.

## **VIII. NEW BUSINESS – (review/discussion/action)**

1) **Zone MAP Change Ap#21-1274**; Weld, LLC (CGCT Killingly LLC/Landowner); 543 Wauregan Road: GIS MAP 262, LOT 20: General Commercial Zone; application seeks to change the zone of the subject real estate from General Commercial Zone to Light Industrial Zone. **Receive, and if the application is complete, schedule for a public hearing on Monday, October 18, 2021 @ 7:00 PM.**

(\*) Applications submitted prior to 5:00 PM on MONDAY, SEPTEMBER 13, 2021, will be on the agenda as New Business, with a "date of receipt" of MONDAY, SEPTEMBER 20, 2021, and may be scheduled for action during the next regularly scheduled meeting of MONDAY, OCTOBER 18, 2021.

(\*) Applications submitted by 12:00 noon on FRIDAY, SEPTEMBER 17, 2021, will be received by the Commission ("date of receipt") on MONDAY, SEPTEMBER 20, 2021. However, these applications may not be scheduled for action on MONDAY, OCTOBER 18, 2021, 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) Regular Meeting Minutes – AUGUST 16, 2021.

## **X. OTHER / MISCELLANEOUS – (review / discussion / action)**

1) **WORKSHOP – Discussion** – should the zoning regulations allow for an accessory structure to be constructed on a vacant parcel of real estate without the primary structure being in place?

2) **WORKSHOP – Discussion** – Five Mile River Overlay District

## **XI. CORRESPONDENCE**

## **XII. DEPARTMENTAL REPORTS – (review/discussion/action)**

### **A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)**

**B. Inland Wetlands and Watercourses Agent's Report**

**C. Building Office Report**

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

**XIV. TOWN COUNCIL LIAISON REPORT**

**XV. ADJOURNMENT**



**Frito-Lay**

#21-1273

September 10, 2021

Town of Killingly  
Planning & Zoning Commission  
172 Main Street  
Killingly CT, 06239

ATTN: Ann-Marie Aubrey—Director of Planning & Development

Re: 1886 Upper Maple Street; Special Permit Application #21-1273

Dear Ann-Marie,

Frito-Lay would like to request a continuance of the special permit hearing that is currently scheduled for Monday, September 20, 2021.

We have been working with the legal representative for the Alexander's Lake Association to address several concerns that have been raised regarding the proposed expansion of the Frito-Lay site at 1886 Upper Maple Street in Dayville. We feel that it would be helpful to allow additional time for Frito-Lay to continue this dialogue with the Lake Association.

We therefore request that the Planning and Zoning Commission hearing on the special permit application not be opened on September 20, and that it be rescheduled to the Commission's next meeting on Monday October 18, 2021. In addition, we ask that review of the site plan application be deferred to October 18.

Thank you for your consideration.

Sincerely,

Roger Gieseke  
Senior Engineer  
Frito Lay, Inc.

**RECEIVED**

SEP 10 2021

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

Cc:

Brian Dotolo - Haskell

Dave Kode - Haskell

Joseph Hammer - Attorney representing Frito-Lay

Silvino Quenga, Engineering & Maintenance Director, Frito-Lay Killingly Facility

**VI. PUBLIC HEARINGS – (review / discussion / action)**

2) Zone Text Change Ap #21-1264; Town of Killingly; Special Permitted Use; Add Section 420.2.2. General Commercial Zone; Special Permitted Use; Self-Service Storage Facilities.

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<b>APPLICANT(S):</b>	Town of Killingly / Planning Zoning Commission
<b>LANDOWNER(S):</b>	Does Not Apply – TEXT AMENDMENT
<b>SUBJECT PROPERTY:</b>	Does Not Apply – TEXT AMENDMENT
<b>ASSESSOR'S INFO:</b>	Does Not Apply – TEXT AMENDMENT
<b>ZONING DISTRICT:</b>	General Commercial Zone
<b>REQUEST:</b>	Request to add Self-Service Storage Facilities as a Special Permitted Use in GC Zone
<b>REGULATIONS:</b>	ARTICLE IX – Section 900

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**Documents Attached**

1) Final DRAFT Copy of the proposed zoning regulation – should be noted that the PZC held two workshops regarding this proposed change to the regulations.

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**Legal Notices**

- 1) Legal Notice (of the hearing) was posted with Town Clerk on Sept 2, 2021
  - 2) Legal Notice was posted to the PZC webpage
  - 3) Legal Notice was published in the Norwich Bulletin on Tuesday, Sept 7, 2021, and Monday, Sept 13, 2021
  - 4) The Memorandum with the complete wording was posted with the Town Clerk on August 24, 2021
  - 5) The Memorandum to NECCOG with the complete wording was received at NECCOG on August 24, 2021
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**STAFF COMMENTS AND SUGGESTIONS**

As the Planning and Zoning Commission held two (2) workshops regarding this proposed zoning regulation change, the Staff does not have any comments at this time.

However, staff would like to remind the commission the reason this proposed regulation change was brought forth by staff was because the Borough of Danielson Zoning Regulations addressed the issue of self-service storage facilities while the Town's Zoning Regulations did not. This will make the two sets of zoning regulations more in line with each other.

**SUGGESTED EFFECTIVE DATE** – Monday, October 18, 2021, at 12:01 am.

**Proposed Special Permit Use**

**Add Section 420.2.2 General Commercial Zone (Special Permit Use)**

**Self-Service Storage Facilities:**

**1. Definitions (NOTE: Definitions will also be added to Section 310 of the Regulations)**

a. **Self-Service Storage Facility:** A building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers and other residential uses. Leased to individuals, organizations, or businesses; surrounded by security fencing with controlled access to both the area and individual units.

b. **Recreational Vehicles:** For the purposes of this regulation only; a vehicle used primarily for recreational pleasure and all vehicles must have current registrations. Examples motor homes, travel trailers, camping trailers, truck trailers, boats, snow mobiles, motorcycles. Recreational Vehicle does not include manufactured homes.

**2. Conditions:**

- a. The facility itself must have security fencing and controlled access.
- b. A logbook of all renters shall be kept onsite and available for inspection.
- c. Outdoor storage of motorized and recreational vehicles may be provided; however, that area must be surrounded by its own security fence, have controlled access, and must be screened from abutting uses. Vehicles must be in good condition and free of leaking fluids.
- d. The facility owner or operator may conduct periodic auctions or sales to dispose of any unclaimed storage unit(s) contents, not to exceed six (6) times per year.
- e. A copy of all State of Connecticut Licensing must be submitted to Planning & Development Office. All originals of said licensing must be displayed in the office at the location of the facility.
- f. Accessory uses such as the rental office or the rental of trucks, trailers or moving equipment (hand trucks, jacks, and lifts, etc.), the installation of trailer hitches, or the sale of boxes or packing materials are permitted only if they are otherwise permitted in the zone in which the facility is located and meet all use and zoning regulations of the zone.
- g. Electrical service to storage units shall be for lighting and climate control only
- h. No plumbing facilities or floor drains shall be allowed inside the storage units.
- i. All goods and property stored in the self-storage facility shall be contained within the building interior except recreational vehicles, as defined above, may be parked in designated outdoor storage areas which are screened from view from adjacent streets and property by walls, fences, or landscaping. Outdoor storage areas shall not exceed fifteen percent (15%) of the total enclosed site area, shall be located to the rear or side of the buildings and shall not count toward meeting parking requirements. No outdoor storage of storage pods or shipping containers is permitted.

#21-1209

- j. Truck loading docks shall not be located on the street facing side of the building or be located on the building side that abuts residential property without adequate buffer and screening.
- k. All parts of the perimeter which are adjacent to a residential zone shall be screened by a fence or wall and with a landscaped buffer area at least twenty-five (25) feet wide. Additional setback and the reorientation of the buildings may be required to ensure compatibility with surrounding properties.
- l. All outdoor lighting shall be dark sky compliant.

**3. Prohibited Uses (Individual Storage Units):**

- a. Any use that is noxious or offensive because of odors, dust, noise, chemicals, gas, fumes, or vibrations.
- b. Kenneling, storage, or sale, of animals or pets.
- c. Individual storage units shall not be used for: residential, office, retail, workshops, studios, rehearsal areas, manufacturing, fabrication, industrial or the processing of goods or services, or the repair of vehicles, engines, appliances, sales or auctions by private parties or any other similar activities.

**VI. PUBLIC HEARINGS – (review / discussion / action)**

3) Zone Map Change Ap # 21-1271 – Douglas Const Co (J. Vance/Landowner); 605 Providence Pike & 200 Hubbard Hill Rd; GIS MAP 224, LOT 14; & GIS MAP 245, Lot 001; RD; change zone from RD to General Commercial on both parcels.

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<b>APPLICANT(S):</b>	Douglas Construction Company
<b>LANDOWNER(S):</b>	James M. Vance
<b>SUBJECT PROPERTY:</b>	605 Providence Pike – and – 200 Hubbard Hill Road
<b>ASSESSOR'S INFO:</b>	GIS PA 224, LOT 14 – and – GIS MAP 245, Lot 001
<b>ACREAGE AMOUNT:</b>	~ 177 acres – and - ~12 acres = ~189 acres
<b>ZONING DISTRICT:</b>	Rural Development Zone
<b>REQUEST:</b>	Request to change zone of both parcels from Rural Development to General Commercial.
<b>REGULATIONS:</b>	ARTICLE IX – Section 900

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**Documents Attached**

1) Two Maps submitted by the Applicant

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**Legal Notices**

- 1) Legal Notice (of the hearing) was posted with Town Clerk on Sept 2, 2021
  - 2) Legal Notice was posted to the PZC webpage
  - 3) Legal Notice was published in the Norwich Bulletin on Tuesday, Sept 7, 2021, and Monday, Sept 13, 2021
  - 4) The Memorandum with the complete wording was posted with the Town Clerk on Sept 9, 2021
  - 5) Notices were mailed to all abutters on Sept 9, 2021
  - 6) Placards were placed on the property on Sept. 9, 2021; and were observed by the ZEO.
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**STAFF COMMENTS AND SUGGESTIONS**

Present / prior use of this property is/was a commercial gravel operation.  
Staff has been informed that the gravel operation is no longer.  
Staff is waiting for a request from the gravel operation manager to go and inspect property.

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**IF APPROVED -**

**SUGGESTED EFFECTIVE DATE** – Monday, October 18, 2021, at 12:01 am.



**KILLINGLY PLANNING AND ZONING COMMISSION  
LEGAL NOTICE – HEARING**

September 9<sup>th</sup>, 2021

Re: 605 Providence Pike  
200 Hubbard Hill Road  
Killingly, CT 06329  
Zone Change

Dear Neighbor,

Based on the former gravel mining operation and commercial use of the properties listed below, Douglas Construction Company has applied with the Town of Killingly to change the current lot zoning from Rural Development to General Commercial on both parcels. While no development plans have been contemplated to date, it would be the intention to preserve all wetlands and protected areas of the lots, as well as include increased residential abutter setbacks where possible to limit any future development impacts on our neighbors.

The Commission will hold the following public hearing on **Monday, September 20<sup>th</sup>, 2021 at 7:00 PM.** The Meeting will be held in the Town Meeting Room, 2<sup>nd</sup> Floor, Killingly Town Hall. The public is invited to attend in person, or watch on Facebook live. The agenda, posted the Friday before, will have instructions for the public to participate via telephone.

**Zone Map Change Ap # 21-1271** – Douglas Construction Co (J. Vance/Landowner); 605 Providence Pike and 200 Hubbard Hill Road; GIS MAP 224, LOT 14; and GIS MAP 245, LOT 001; RD; change zone from Rural Development (RD) to General Commercial on both parcels.

Any written public comment can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov), or mailed to the Town of Killingly, Attn: Planning & Development Office, 172 Main Street, Killingly, CT 06239. All written public comments must be received prior to 2:00PM on 09/16/2021 and will be posted on the Town's website, [www.killinglyct.gov](http://www.killinglyct.gov).

Dated 08/16/2021 – Keith Thurlow, Chair & Brian Card, Vice-Chair

NOTE: YOU ARE RECEIVED A COPY OF THIS NOTICE AS YOU ARE AN ABUTTER TO THE REAL ESTATE IN QUESTION.

Best Regards,



**Nicholas H. Durgarian**  
Vice President



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

**MONDAY – August 16, 2021**

**Regular Meeting – HYBRID MEETING**  
**7:00 PM**

184466  
100% FULLY ATTENDED  
100% AGED 23 AM 10/11  
Elizabeth M. Wilson

**TOWN MEETING ROOM – 2<sup>ND</sup> FLOOR**

**Killingly Town Hall**

**172 Main Street**

**Killingly, CT**

**DUE TO COVID-19 THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW**

**MINUTES**

**THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.**

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**I. CALL TO ORDER** – Acting Chair, Virge Lorents, called the meeting to order at 7:12 pm (late start due to audio technical difficulties).

**ROLL CALL** – Virge Lorents, John Sarantopoulos, Matthew Wendorf (all were present in person).  
Brian Card and Keith Thurlow were absent with notice.

**Staff Present** – Ann-Marie Aubrey, Director of Planning & Development; Jonathan Blake, Planner I/ZEO (both were present in person); Jill St. Clair, Director of Economic Development (present via Webex).

**Also Present** – Bruce Woodis, KWP Associates; Roger Gieseke, Frito-Lay; Rob Iacobucci, Green Skies; Donald Gerlach; J.S. Perreault, Recording Secretary (all present via Webex).  
Timothy Norban, 1637 North Road, (present in person in the audience).

**II. SEATING OF ALTERNATES** – None.

**III. AGENDA ADDENDUM**

Ann-Marie Aubrey explained the addenda that were due to scrivener's omissions.

Motion was made by Matthew Wendorf to approve the addenda to the agenda as follows:

**A) That the words "& Borough of Danielson" be added after "Town of Killingly" under Section VI. (2) Below:**

**VI. PUBLIC HEARINGS – (review / discussion / action)**

**2) Zone Text Change - #21-1270**; Town of Killingly (& Borough of Danielson); Proposed Amendment to Article VI

{Administration and Enforcement}, (add) Section 640; Temporary and Limited Moratorium on Cannabis Establishments.

--And--

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

2) **Zone Text Change - #21-1270**; Town of Killingly (and Borough of Danielson); Proposed Amendment to Article VI {Administration and Enforcement}, (add) Section 640; Temporary and Limited Moratorium on Cannabis Establishments.

—And—

B) That the words/directions “Receive, and if complete, schedule for a public hearing for September 20, 2021.” Be added to the end of Section VIII. (3) Below:

**VIII. NEW BUSINESS – (review/discussion/action)**

3) **Special Permit Application #21-1273** – David Kode (Frito-Lay/Landowner); 1886 Upper Maple Street, Dayville, CT; GIS MAP 62, LOT 53; 94 acres; Industrial Zone; request special permit for proposed scope of work to exceed the maximum height of 50’ as specified in table A of Section 450. Receive, and if complete, schedule for a public hearing on September 20, 2021.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

**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)

**NOTE:** Pursuant to Governor’s Executive Order 7B, all public comments can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov) or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment must be received prior to 2:00 PM the day of the meeting. Public comment received will be posted on the Town’s website [www.killingct.gov](http://www.killingct.gov).

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There were no comments from citizens.

**V. COMMISSION/STAFF RESPONSES TO CITIZENS’ COMMENTS** – None.

**VI. PUBLIC HEARINGS – (review / discussion / action)**

1) **Re-subdivision Application #21-1269**; Raymond and Diane Sorel; 1645 North Road; GIS MAP 21; LOT 20; ~50 acres; re-subdivide into two lots; Lot 20 to be 5.58 acres; and Lot 20-3 to be 44.49 acres; Rural Development Zone.

Ann-Marie Aubrey explained that Lot 20 would be the front lot and that they meet the requirements.

Bruce Woodis, KWP Associates, represented the Applicants and gave an overview (plans were displayed as discussed):

- The Applicants currently live on the front portion of the property (5.58 acres) in a three-bedroom house with a septic system and a well. They will continue to live on that property.
- The Applicants plan to sell the portion (44.49 acres) with the existing barn, which contains an apartment, to the tenants who are currently living there. This portion of the property also has an existing septic system and well.
- Soils testing was performed on both lots for code-complying reserve areas should either of the septic systems fail. Plans were submitted to the Health Department for review and they have approved the code-complying reserve areas.
- The rear lot will be accessed through an existing right-of-way which currently serves two adjacent lots (20-1 and 20-2) which were previously subdivided. This access-way will be shared for both access and utilities.
- No proposed new construction of driveways, septic systems or utilities.

**QUESTIONS/COMMENTS FROM THE COMMISSION/STAFF:**

**Ms. Lorents** asked if the barn is occupied.

Mr. Woodis explained that the barn/apartment have existed for approximately 70 years and that both are grandfathered by the Health Department and the Town.

**Jonathan Blake** asked about the intention to sell the rear property.

Mr. Woodis stated that it would be a family sale to a relative that works there, at the farm, and wants to continue to live there.

**QUESTIONS/COMMENTS FROM THE PUBLIC:**

**Timothy Norban**, 1637 North Road, voiced concern about the number of residences using the shared driveway. He said that he had been told that, because it is a right-of-way, the limit was three and there are currently four.

Ms. Aubrey explained that, per the Regulations, a shared driveway can be used by up to five residences.

**COMMENTS FROM THE COMMISSION/STAFF:**

Ms. Aubrey stated that the Town Engineer did not have any concerns because everything is pre-existing.

Mr. Blake explained that the Application received Authorized Agent approval by the IWWC because there is a small watercourse through the property (within the upland review area).

Motion was made by Matthew Wendorf to close the public hearing for **Re-subdivision Application #21-1269**; Raymond and Diane Sorel; 1645 North Road; GIS MAP 21; LOT 20; ~50 acres; re-subdivide into two lots; Lot 20 to be 5.58 acres; and Lot 20-3 to be 44.49 acres; Rural Development Zone.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

2) **Zone Text Change - #21-1270**; Town of Killingly; Proposed Amendment to Article VI {Administration and Enforcement}, (add) Section 640; Temporary and Limited Moratorium on Cannabis Establishments.

Ann-Marie Aubrey explained that it is the Town Attorney's recommendation to put this Moratorium in place. It will cover all of the Town of Killingly including the Borough of Danielson (same Section and Numbers in both Regulations) and will take effect upon passage until December 31, 2022 (maximum time allowed). The purpose for the Moratorium is to protect the Town due to the State having passed a Statute to allow the sale of cannabis to adults, without giving any guidance to municipalities. Ms. Aubrey explained that, at this time, if someone were to apply to sell, it would be treated as a retail and if they were going to grow, it would have to be treated as Agriculture. Should the State provide guidance for municipalities to follow, the Moratorium can be cancelled.

Matthew Wendorf noted that the public are able to speak regarding this issue. Ms. Aubrey read aloud the following information for public call-in:

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Mr. Wendorf stated that he that the Town needs to put the Moratorium in place and that they have the ability to cancel it if needed in the future.

Motion was made by Matthew Wendorf to close the public hearing for **Zone Text Change - #21-1270**; Town of Killingly (& Borough of Danielson); Proposed Amendment to Article VI {Administration and Enforcement}, (add) Section 640; Temporary and Limited Moratorium on Cannabis Establishments.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

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

- 1) **Re-subdivision Application #21-1269**; Raymond and Diane Sorel; 1645 North Road; GIS MAP 21; LOT 20; ~50 acres; re-subdivide into two lots; Lot 20 to be 5.58 acres; and Lot 20-3 to be 44.49 acres; Rural Development Zone.

Motion was made by Matthew Wendorf to approve **Re-subdivision Application #21-1269**; Raymond and Diane Sorel; 1645 North Road; GIS MAP 21; LOT 20; ~50 acres; re-subdivide into two lots; Lot 20 to be 5.58 acres; and Lot 20-3 to be 44.49 acres; Rural Development Zone.

Second by John Sarantopoulos. No discussion.

Roll Call Vote: Matthew Wendorf – yes; John Sarantopoulos – yes; Virge Lorents – yes.

Motion carried unanimously (3-0-0).

- 2) **Zone Text Change - #21-1270**; Town of Killingly; Proposed Amendment to Article VI {Administration and Enforcement}, (add) Section 640; Temporary and Limited Moratorium on Cannabis Establishments.

Motion was made by John Sarantopoulos to accept **Zone Text Change - #21-1270**; Town of Killingly (and Borough of Danielson); Proposed Amendment to Article VI {Administration and Enforcement}, (add) Section 640; Temporary and Limited Moratorium on Cannabis Establishments.

Second by Matthew Wendorf. No discussion.

Motion carried unanimously by voice vote (3-0-0).

This Zone Text Change #21-1270 takes effect immediately (upon passage).

**VIII. NEW BUSINESS – (review/discussion/action)**

- 1) **Zone MAP Change Application # 21-1271** – Douglas Construction Co (James M. Vance/Landowner); 605 Providence Pike & 200 Hubbard Hill Road; Killingly, CT; GIS MAP 224, LOT 14; and GIS MAP 245, Lot 001; 177 & 12 acres; Rural Development; request change of zone from Rural Development to General Commercial for both parcels. **Receive, and if complete, schedule for a hearing for September 20, 2021.**

Ann-Marie Aubrey clarified that 605 Providence Pike would be 177 acres and 200 Hubbard Hill Road would be 12 acres and she stated that the Application is complete.

Motion was made by Matthew Wendorf to receive and schedule a public hearing for **Zone MAP Change Application # 21-1271** – Douglas Construction Co (James M. Vance/Landowner); 605 Providence Pike & 200 Hubbard Hill Road; Killingly, CT; GIS MAP 224, LOT 14; and GIS MAP 245, Lot 001; 177 & 12 acres; Rural Development; request change of zone from Rural Development to General Commercial for both parcels, for the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, September 20, 2021, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

- 2) **Site Plan Review Application #21-1272** – James Cammilleri – JSC Management Group, LLC (Janco Central, Inc./Landowner); 6 Putnam Pike, Dayville, CT; GIS MAP 115, LOT 4; General Commercial Zone; 2.8 acres; expand drive-thru area to include a second lane and reconfigure southern parking area. **Receive, and if complete, refer to staff to complete review.**

Ann-Marie Aubrey stated that the Application is complete. She explained that this is Burger King and they want to reconfigure the drive-thru to make it safer since, during COVID, they have had very long lines.

Motion was made by John Sarantopoulos to receive **Site Plan Review Application #21-1272** – James Cammilleri – JSC Management Group, LLC (Janco Central, Inc./Landowner); 6 Putnam Pike, Dayville, CT; GIS MAP 115, LOT 4; General Commercial Zone; 2.8 acres; expand drive-thru area to include a second lane and reconfigure southern parking area, and refer to Staff to complete the review.

Second by Matthew Wendorf. No discussion.

Roll Call Vote: John Sarantopoulos – yes; Matthew Wendorf – yes; Virge Lorents – yes.

Motion carried unanimously (3-0-0).

3) **Special Permit Application #21-1273** – David Kode (Frito-Lay/Landowner); 1886 Upper Maple Street, Dayville, CT; GIS MAP 62, LOT 53; 94 acres; Industrial Zone; request special permit for proposed scope of work to exceed the maximum height of 50' as specified in table A of Section 450.

Ann-Marie Aubrey explained that David Kode, Haskell Corporation (Engineer for the Applicant) is making the Application for the Applicant. This is the second phase of the project. Ms. Aubrey stated that the Application is complete.

Motion was made by Matthew Wendorf to receive and schedule for a public hearing **Special Permit Application #21-1273** – David Kode (Frito-Lay/Landowner); 1886 Upper Maple Street, Dayville, CT; GIS MAP 62, LOT 53; 94 acres; Industrial Zone; request special permit for proposed scope of work to exceed the maximum height of 50' as specified in table A of Section 450, for the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, September 20, 2021, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

**IX. ADOPTION OF MINUTES – (review/discussion/action)**

1) Regular Meeting Minutes – July 19, 2021

Motion was made by Matthew Wendorf to accept the Minutes of the Regular Meeting of July 19, 2021.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

**X. OTHER / MISCELLANEOUS – (review / discussion / action)**

1) **WORKSHOP - Zone Text Change Application #21-1264**; Town of Killingly; Special Permitted Use; Add Section 420.2.2.p General Commercial Zone; Special Permitted Use; Self-Service Storage Facilities.

Ann-Marie Aubrey explained that the draft regulations had been included in packets for Commission Members to review. Previous comments/suggested changes by the Commission had been incorporated and if no further changes need to be made, it can be scheduled for a public hearing.

Mr. Wendorf stated that he has no further comments because everything that the Commission had discussed at the previous Workshop has been incorporated.

Motion was made by Matthew Wendorf to schedule a public hearing for **Zone Text Change Application #21-1264**; Town of Killingly; Special Permitted Use; Add Section 420.2.2.p General Commercial Zone; Special Permitted Use; Self-Service Storage Facilities, for the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, September 20, 2021, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

Motion was made by Matthew Wendorf to table the following two agenda items to the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, September 20, 2021, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.:

**X. OTHER / MISCELLANEOUS – (review / discussion / action)**

2) **WORKSHOP – Discussion** – should the zoning regulations allow for an accessory structure to be constructed on a vacant parcel of real estate without the primary structure being in place?

3) **WORKSHOP – Discussion** – Five Mile River Overlay District (NO Staff Report until September)

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

2) **WORKSHOP – Discussion** – should the zoning regulations allow for an accessory structure to be constructed on a vacant parcel of real estate without the primary structure being in place? – No discussion (See above Motion to table).

3) **WORKSHOP – Discussion** – Five Mile River Overlay District (NO Staff Report until September) - No discussion (See above Motion to table).

**XI. CORRESPONDENCE – None.**

**XII. DEPARTMENTAL REPORTS – (review/discussion/action)**

**A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)**

Jonathan Blake reported that the ZBA did not meet this month as there was no new business. At the last meeting, they re-appointed Andrew Farner as the Chair and Lynn LaBerge as the Vice Chair.

**B. Inland Wetlands and Watercourses Agent's Report**

Jonathan Blake reported that they passed an application for an agricultural use (timber farm) at 88 Stone Road.

**C. Building Office Report – None.**

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

Jill St. Clair reported:

- KBA sponsored the second Food Truck Event on August 14<sup>th</sup> which was a success. People tended to take the food to go rather than staying due to the hot weather. Others utilized green space to sit. She is putting four proposals together for ARPO Funds (municipality economic stimulus): A pre-conceptual design of re-imagining the parking spaces behind Main Street to incorporate public art and consumer interaction.
- There are two funding opportunities available on the Economic Development website: Women's Business Development Council; SBA received another round of funding.

There was discussion regarding the ARPO funds which is the American Rescue Plan Act of 2021.

Ms. Aubrey commented that craft vendors and people with farming skills are needed for the Great Tomato Festival to be held on September 11, 2021, which is also the same day as the final Food Truck Event (Mingle on Main Street).

**XIV. TOWN COUNCIL LIAISON REPORT – No representation.**

**XV. ADJOURNMENT**

Motion was made by Matthew Wendorf to adjourn at 7:55 p.m.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Clerk