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KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, DECEMBER 19, 2016

ROLL CALL VOTES:

Board Members:	Attendance	1	2
Brian Card	✓	+	+
Todd Nelson	✓	+	+
Sheila Roddy	✓	+	+
Milburn Stone	✓	+	+
Keith Thurlow	✓	+	+
Virge Lorents - Alternate	✓		
Vacant- Alternate			

Elizabeth M. Wilson

Motion 1 Motion by Brian Card to move Agenda Item:

XII. OTHER

F. Project Completion / Mylar Filing Extension / Site Plan Extension Requests / Re-Classify Phases

1. Site Plan Application #05-862; Approval Extension Request – of Jim DiNoia, Member, Upper Maple, LLC – requesting a one year extension for approval of site plan #05-862; for a 32 unit Planned Elderly Housing Project at 25 Colonial Drive, GIS Map 113; Lot 29.6; ~6.5 acres; Low Density Zone. (NOTE: Extension must be renewed annually every December – last extension must end on April 18, 2019.)

2. Subdivision Application #16-1129; Mylar Filing Extension – of Etienne and Carol LaBelle, requesting second and final 90 day mylar filing extension; for a two lot residential subdivision; 500 Chestnut Hill Road, Killingly, GIS Map 66, Lot 13; ~19.2 acres; Rural Development Zone. (NOTE: This is the final extension request – mylars must be filed on or before Wednesday, March 1, 2017).

to above Agenda Item:

X. WORKSHOP SESSION

1. Begin Discussion regarding “Adult Retirement Communities” (formerly known as Elderly Housing) Zoning Regulations – review/discussion/action

Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 2 Motion by Milburn Stone to close the public hearing for Special Permit Application #16-1145; of Briarwood Falls, LLC (Dereck Santini); revised layout and phasing for a 142 unit active adult community per section 570 (Planned Residential Development) Town of Killingly Zoning Regulations; Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone. (CONT. FROM 11/21/2016). Second by Todd Nelson. Motion carried unanimously (5-0-0).

Motion 3 Motion by Brian Card to approve Special Permit Application #16-1145; of Briarwood Falls, LLC (Dereck Santini); revised layout and phasing for a 142 unit active adult community per section 570 (Planned Residential Development) Town of Killingly Zoning Regulations; Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone with the following conditions:

- Bonding to be approved by Town of Killingly Staff/Town Engineer as they receive each individual phase;
- Sidewalks to be completed according to the agreement made with the Applicant: 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Two; 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Three; and the final 1/3 of the sidewalks for Phase One will be put in at the completion of Phase Four.
- Engineered plans for the area specifically related to Skylark Lane is submitted prior to any new building permits being issued for the construction of any houses on Skylark Lane and that engineered plans for any additional lots are submitted to the Town Engineer prior to construction.

Second by Milburn Stone. There was discussion.

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, DECEMBER 19, 2016

ROLL CALL VOTES:

Board Members:	Attendance	3	4	5	6	7	8	9
Brian Card	√	+	+	+	+	+	Abs.	Abs.
Todd Nelson	√	+	+	+	+	+	+	+
Sheila Roddy	√	+	+	+	+	Abs.	Abs.	+
Milburn Stone	√	+	+	+	+	+	+	+
Keith Thurlow	√	+	+	+	+	+	+	+
Virge Lorents - Alternate	√							
Vacant- Alternate								

Motion 4 Motion by Brian Card to amend his motion to approve Special Permit Application #16-1145; of Briarwood Falls, LLC (Dereck Santini); revised layout and phasing for a 142 unit active adult community per section 570 (Planned Residential Development) Town of Killingly Zoning Regulations; Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone to include the following:

- Bonding amount for each phase to be submitted to the Town for approval and to be in place prior to the issuance of any building permits and prior to the filing of mylars for those phases. For subsequent phases to be constructed: once Phase One is completed, that bond is released and a new bond is in place until the next phase is completed;
- This is a permit for the continuation of the over 55 age restriction.

Second by Todd Nelson. There was discussion.

Roll Call Vote on the Amendment: Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Keith Thurlow – yes. Amendment to the Motion carried unanimously (5-0-0).

Roll Call Vote on the Main Motion as Amended: Brian Card – yes; Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Keith Thurlow – yes. Amended Motion carried unanimously (5-0-0).

Motion 5 Motion by Brian Card to receive and schedule a public hearing for Zone (Map) Change Application #16-1158 – of Corner Properties, Inc.; to change a small industrial parcel to rural development zoning, as consented to by the Applicant at the meeting; address 215 Tracy Road, GIS Map 34, Lot 6, ~50,102 sq. ft.; Industrial Zone for Tuesday, February 21, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Todd Nelson. Motion carried unanimously (5-0-0). (NOTE: Original application was for low density zone, changed request to rural development at the meeting.)

Motion 6 Motion by Brian Card to receive and schedule a public hearing for Special Permit Application #16-1157; of Ernest Joly & Sons; for the conversion of a portion of an existing commercial building to a construction equipment repair facility (owners' equipment only); 32 Beatrice Avenue; GIS Map 262, Lot 15; ~ 114 acres; General Commercial Zone for Tuesday, January 17, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 7 Motion by Brian Card to approve the Minutes of the Special Meeting of October 3, 2016. Second by Milburn Stone. Motion carried (4-0-1). Sheila Roddy abstained as she had not attended.

Motion 8 Motion by Todd Nelson to approve the Minutes of the Special Meeting of October 11, 2016. Second by Milburn Stone. Motion carried (3-0-2). Brian Card and Sheila Roddy abstained.

Motion 9 Motion by Todd Nelson to approve the Minutes of the Regular Meeting of October 17, 2016. Second by Sheila Roddy. Motion carried (4-0-1). Brian Card abstained.

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, DECEMBER 19, 2016

ROLL CALL VOTES:

Board Members:	Attendance	10	11	12	13	14
Brian Card	√	+	+	+	+	+
Todd Nelson	√	+	+	+	+	+
Sheila Roddy	√	+	+	+	+	+
Milburn Stone	√	+	+	+	+	+
Keith Thurlow	√	+	+		+	+
Virge Lorents - Alternate	√			+		
Vacant- Alternate						

Virge Lorents was seated as a voting Member and Brian Card assumed the position of Chairman for Application #16-1129 (Motion #12) as Keith Thurlow had recused himself.

Motion 10 Motion by Sheila Roddy to approve the Minutes of Regular Meeting of November 21, 2016. Second by Todd Nelson. Motion carried unanimously (5-0-0).

Motion 11 Motion by Todd Nelson to approve Site Plan Application #05-862; Approval Extension Request – of Jim DiNoia, Member, Upper Maple, LLC – requesting a one year extension for approval of site plan #05-862; for a 32 unit Planned Elderly Housing Project at 25 Colonial Drive, GIS Map 113; Lot 29.6; ~6.5 acres; Low Density Zone. (NOTE: Extension must be renewed annually every December – last extension must end on April 18, 2019.) Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 12 Motion by Sheila Roddy to approve Subdivision Application #16-1129; Mylar Filing Extension – of Etienne and Carol LaBelle, requesting second and final 90 day mylar filing extension; for a two lot residential subdivision; 500 Chestnut Hill Road, Killingly, GIS Map 66, Lot 13; ~19.2 acres; Rural Development Zone. (NOTE: This is the final extension request – mylars must be filed on or before Wednesday, March 1, 2017). Second by Milburn Stone. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself and seated Virge Lorents for this Application.

Motion 13 Motion by Sheila Roddy to open the floor for discussion regarding “Adult Retirement Communities” (formerly known as Elderly Housing) Zoning Regulations. Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 14 Motion by Sheila Roddy to adjourn at 9:29 p.m. Second by Todd Nelson. Motion carried unanimously (5-0-0).