



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

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TOWN CLERK, KILLINGLY, CT

2016 OCT 14 AM 8:12

MONDAY – OCTOBER 17, 2016

*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
  - A. Zone Change Applications – (review/discussion/action)  
None
  - B. Special Permits – (review/discussion/action)
    1. 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.
    2. Special Permit Application #16-1149; Family Car Care (575 Wauregan Road, LLC, {Albert Basley} L/owner); to be allowed to do general car repairs on customer cars (previously approved for limited auto-sales and repairs only on cars for sale); per Section 420.2.2 special permitted uses; Section 420.1.2 special permitted uses (j) motor vehicle general repairs; 575 Wauregan Road; Killingly; GIS Map 262, Lot 14; ~1.2 acres; General Commercial Zone.
  - C. Site Plan Reviews – (review/discussion/action)  
None
  - D. Subdivisions – (review/discussion/action)
    1. Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone.
  - E. Other/Variou s – (review/discussion/action)  
None

Hearings' segment closes.  
Meeting Business will continue.

**VII. UNFINISHED BUSINESS**

**A. Zone Change Applications – (review/discussion/action)**

None

**B. Special Permits – (review/discussion/action)**

1. 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); Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone.
2. Special Permit Application #16-1149 Family Car Care (575 Wauregan Road, LLC, {Albert Basley} L/owner); to be allowed to do general car repairs on customer cars (previously approved for limited auto-sales and repairs only on cars for sale); under Section 420.2.2 special permitted uses; Section 420.1.2 special permitted uses (j) motor vehicle general repairs; 575 Wauregan Road; Killingly; GIS Map 262, Lot 14; ~1.2acres; General Commercial Zone.

**C. Site Plan Reviews – (review/discussion/action)**

None

**D. Subdivisions – (review/discussion/action)**

1. Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone.

**E. Other/Various – (review/discussion/action)**

None

**VIII. NEW BUSINESS**

**A. Zone Change Applications – (review/discussion/action)**

None

**B. Special Permits – (review/discussion/action)**

1. Special Permit Application #16-1152; of Community Health Resources; under Section 420.2.2(f); to relocate and expand its behavioral health services clinic; ~4,900 sf of leased space at 71 Westcott Road; GIS Map 182, Lot 75; General Commercial Zone. Receive, and if the application is complete, schedule a hearing for Monday, November 21, 2016.

**C. Site Plan Reviews – (review/discussion/action)**

None

**D. Subdivisions – (review/discussion/action)**

None

**E. Other/Various – (review/discussion/action)**

None

Applications submitted prior to 5:00 PM on Tuesday, October 11, 2016 will be on the agenda as New Business, with a “date of receipt” of Monday October 17, 2016, and may be scheduled for action during the regular meeting of Monday, November 21, 2016.

Applications submitted by noon on Friday, October 14, 2016 will be received by the Commission (“date of receipt”) on Monday, October 17, 2016. However, these applications may not be scheduled for action in October 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)**

- Special Meeting of September 8, 2016 – review/discussion/action
- Regular Meeting of September 19, 2016 – review/discussion/action
- Special Meeting of September 22, 2016 – review/discussion/action
- Special Meeting of October 3, 2016 – review/discussion/action
- Special Meeting of October 11, 2016 – review/discussion/action

**X. CORRESPONDENCE**

1. Town of Killingly, Planning and Zoning Commission – Order of Regulations and Restrictions – CT Siting Council (Informational purposes only).

**XI. OTHER**

**A. CGS 8-24 Referrals – review/discussion/action**

1. Town of Killingly – File # 16-1153; Cat Hollow / Whetstone Brook – Pedestrian Bridge Installation

**B. Zoning Enforcement Officer’s Report - None**

**C. Inland Wetlands and Watercourses Agent’s Report - Enclosed**

**D. Building Office Report - Enclosed**

**E. Bond Releases / Reductions / Calls – review/discussion/action**

1. Special Permit Application #09-962 of Green Hollow Properties, LLC, requesting release of their posted bond(s) in the amount of \$35,000.00; provided that certain conditions are met.

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

**G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility – (review/discussion/action)**

None

**H. Upcoming P&Z Commission Meetings – review/discussion/action**

1. Next Regular Meeting – Monday, November 21, 2016

2. Next Workshop Meeting – To Be Announced – If needed

3. Next Special Meeting – To Be Announced – If needed

**XII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

**XIII. TOWN COUNCIL LIAISON REPORT**

**XIV. ADJOURNMENT**