



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

MONDAY – NOVEMBER 21, 2016

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

**Killingly Town Hall
172 Main St., Killingly**

AGENDA

RECEIVED
TOWN CLERK, KILLINGLY, CT
2016 NOV 18 AM 8:47
Elizabeth M. Wilson

- 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. **(CONT. FROM 10/17/16)**
 2. **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.
 - C. **Site Plan Reviews – (review/discussion/action)**
None
 - D. **Subdivisions – (review/discussion/action)**
None
 - 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. **(CONT. FROM 10/17/16)**
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C. Site Plan Reviews – (review/discussion/action)

None

D. Subdivisions – (review/discussion/action)

None

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

None

VIII. NEW BUSINESS

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

None

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

None

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

None

D. Subdivisions – (review/discussion/action)

None

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

1. Renewal Request #16-1155 for a three year permit extension/renewal request of Ernest Joly and Sons for Sand and Gravel Excavation; Section 560.3 Existing Operations; Section 580 Aquifer Protection; 32 Beatrice Avenue; ~114 acres; General Commercial & Rural Development Zones; Classification Industrial Sand and Gravel.
2. Subdivision Application 10-462 of Brookside Estates, LLC (Rick O'Keefe) request for release of \$50,000.00 maintenance bond for Brookside Drive; letter dated 11/15/16.
3. Definition of Clinic – copy definition of clinic from the Town of Killingly Zoning Regulations into the Borough of Danielson Zoning Regulations – no changes to the definition will be made. **Schedule a public hearing for Tuesday, January 17, 2017. Note, hearing is in January due to the notification requirements to NECCOG and abutting communities.**
4. Introduction and Recognition of New Zoning Enforcement Officer, Jonathan Blake in accordance with Section 600, et seq of the Town of Killingly Zoning Regulations.

Applications submitted prior to 5:00 PM on Monday, November 14, 2016 will be on the agenda as New Business, with a "date of receipt" of Monday, November 21, 2016, and may be scheduled for action during the regular meeting of Monday, December 19, 2016.

Applications submitted by noon on Friday, November 18, 2016 will be received by the Commission ("date of receipt") on Monday, November 21, 2016. However, these applications may not be scheduled for action in November 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
- Regular Meeting of October 17, 2016 – review/discussion/action

X. WORKSHOP SESSION

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

XI. CORRESPONDENCE

1. Planning & Zoning Commission Regularly Scheduled Meeting Dates for Calendar Year 2017 - review/acceptance

XII. OTHER

- A. CGS 8-24 Referrals – review/discussion/action
- B. Zoning Enforcement Officer's Report - None
- C. Inland Wetlands and Watercourses Agent's Report - None
- D. Building Office Report - Enclosed
- E. Bond Releases / Reductions / Calls – review/discussion/action (see above)
- F. Project Completion / Mylar Filing Extension / Site Plan Extension Requests / Re-Classify Phases
None
- 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, December 19, 2016
 2. Next Workshop Meeting – Monday, December 19, 2016
 3. Next Special Meeting – To Be Announced – If needed

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT