



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

MONDAY – DECEMBER 19, 2016

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

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

RECEIVED
TOWN CLERK, KILLINGLY, CT
2016 DEC 16 AM 10:14
Elizabeth M. Quisenberry

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. **(CONT. FROM 11/21/2016)**
 - C. **Site Plan Reviews – (review/discussion/action)**
None
 - D. **Subdivisions – (review/discussion/action)**
None
 - E. **Other/Various – (review/discussion/action)**
None
- 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 11/21/2016)**

Hearings' segment closes.
Meeting Business will continue.

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

None

D. Subdivisions – (review/discussion/action)

None

E. Other/Variou s – (review/discussion/action)

None

VIII. NEW BUSINESS

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

1. Zone (Map) Change Application #16-1158 – of Corner Properties, Inc.; to change a small industrial parcel to low density zoning ; address 215 Tracy Road, GIS Map 34, Lot 6, ~50,102 sq ft; Industrial Zone. Receive, and if application is complete, schedule a hearing for February 21, 2017. Note: Hearing must be scheduled for February 21, 2017 due to notification requirements to NECCOG.

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

1. 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. Receive, and if application is complete, schedule a public hearing for January 17, 2017.

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

None

D. Subdivisions – (review/discussion/action)

None

E. Other/Variou s – (review/discussion/action)

Applications submitted prior to 5:00 PM on Monday, December 12, 2016 will be on the agenda as New Business, with a "date of receipt" of Monday, December 19, 2016, and may be scheduled for action during the regular meeting of TUESDAY, January 17, 2017.

Applications submitted by noon on Friday, December 16, 2016 will be received by the Commission ("date of receipt") on Monday, December 19, 2016. However, these applications may not be scheduled for action in January 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 October 3, 2016 – review/discussion/action

Special Meeting of October 11, 2016 – review/discussion/action

Regular Meeting of October 17, 2016 – review/discussion/action

Regular Meeting of November 21, 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

See attached, if any.

XII. OTHER

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

B. Zoning Enforcement Officer's Report – Attached

C. Inland Wetlands and Watercourses Agent's Report - Attached

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

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).

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 – Tuesday, January 17, 2017
2. Next Workshop Meeting – Tuesday, January 17, 2017
3. Next Special Meeting – To Be Announced – If needed

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT