



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

TUESDAY – FEBRUARY 21, 2017

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

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

RECEIVED
TOWN CLERK, KILLINGLY, CT
2017 FEB 17 AM 9:39

Elizabeth M. Wilson

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)**
 - 1. Zone (TEXT) Change Application #16-1156; Town of Killingly, Planning & Zoning Commission initiated zone (text) change to add the definition for "Clinic" to Article III, Section 300 Definitions, to the Borough of Danielson Zoning Regulations.
 - 2. Zone (MAP) Change Application #16-1158; Corner Properties, Inc.; to change a small industrial zoned parcel to rural development zoning; address 215 Tracy Road, GIS Map 34, Lot 6, ~ 50.102 sq. ft.; Industrial Zone
 - 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.
 - 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)**
 - 1. Zone (TEXT) Change Application #16-1156; Town of Killingly, Planning & Zoning Commission initiated zone (text) change to add the definition for "Clinic" to Article III, Section 300 Definitions, to the Borough of Danielson Zoning Regulations

Hearings' segment closes.
Meeting Business will continue.

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.
2. Zone (Map) Change Application #16-1158 – of Corner Properties, Inc.; to change a small industrial parcel to rural development zoning ; address 215 Tracy Road, GIS Map 34, Lot 6, ~50,102 sq. ft.; Industrial Zone.

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)

Applications submitted prior to 5:00 PM on Tuesday, February 14, 2017 will be on the agenda as New Business, with a "date of receipt" of Tuesday, February 21, 2017, and may be scheduled for action during the regular meeting of MONDAY, MARCH 20, 2017.

Applications submitted by noon on Friday, February 17, 2017 will be received by the Commission ("date of receipt") on Tuesday, February 21, 2017. However, these applications may not be scheduled for action in March, 2017 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)

Regular Meeting of December 19, 2017.

No Meeting in January, 2017. (canceled due to weather)

X. WORKSHOP SESSION

1. Continue 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

1. Sale of Real Estate #17-1160 – Town of Killingly, sale of real estate located at 140 Main Street (a/k/a Tighe Building); GIS Map 198, Lot 134; Commercial Property; Boro Central Business Zone.

B. Zoning Enforcement Officer's Report – Enclosed

C. Inland Wetlands and Watercourses Agent's Report – Enclosed

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 Approval (Renewal) Application #16-1143; Mylar Filing Extension – of Bailey Hill Management, LLC; requesting first 90 day mylar filing extension; per prior special permit applications #04-845 and #04-849; regarding the adaptive re-use/renovation of existing Mill (Ross/Acme Mill) and new construction of residential developments; for 963 Bailey Hill Road,

Killingly, GIS Map 100, Lot 66; ~56.3 acres; Mill Mixed Use Development District. New Deadline for filing Mylars will be by end of business on Monday, April 10, 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 – Monday, March 20, 2017**
- 2. Next Workshop Meeting – To Be Announced – If needed**
- 3. Next Special Meeting – To Be Announced – If needed**

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT