



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

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2017 APR 13 PM 2:33

**MONDAY – APRIL 17, 2017**

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

Killingly Town Hall  
172 Main St., Killingly

*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)  
None
  - B. Special Permits – (review/discussion/action)
    - 1. Special Permit Application #17-1164; Francine Nichols; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit above a garage; 20'x24'; 480 sq. ft. studio unit with full bath; address 91 River Road; GIS Map 30, Lot 15; ~1.8 acres; Rural Development Zone.
  - C. Site Plan Reviews – (review/discussion/action)  
None
  - D. Subdivisions – (review/discussion/action)
    - 1. Re-subdivision Application #17-1166; T&B Building Company; proposed five (5) lot re-subdivision, one (1) existing residence and four (4) new ones; 322 Mashentuck Road & Cook Hill Road; GIS Map 162, Lot 15; ~13.64 acres; Rural Development Zone.
  - E. Other/Various – (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 #17-1164; Francine Nichols; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit above a garage; 20'x24'; 480 sq. ft. studio unit with full bath; address 91 River Road; GIS Map 30, Lot 15; ~1.8 acres; Rural Development Zone.

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

None

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

1. Re-subdivision Application #17-1166; T&B Building Company; proposed five (5) lot re-subdivision; 322 Mashentuck Road & Cook Hill Road; GIS Map 162, Lot 15; ~13.64 acres; Rural Development 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 #17-1167; Harbor Freight Tools#795; to be allowed to conduct outside parking lot sales (length of 3 days) 4 to 6 times per year; Section 420.2.2.a Special Permit –Outdoor Sales; 720 Hartford Pike; GIS Map 115; Lot 6; General Commercial Zone. Receive application and schedule for hearing for Monday, May 15, 2017.

**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 Monday, April 10, 2017 will be on the agenda as New Business, with a “date of receipt” of Monday, April 17, 2017, and may be scheduled for action during the regular meeting of Monday, May 15, 2017.

Applications submitted by 5:00 PM on Thursday, April 13, 2017 will be received by the Commission (“date of receipt”) on Monday, April 17, 2017. However, these applications may not be scheduled for action in May, 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 Monday, March 20, 2017.

**X. WORKSHOP SESSION**

1. Zone (Text) Change ~ Planned Residential Development (Section 570 TOK Zoning Regulations) – to review proposed amendments to said section to include Independent Residential Living and Residential Life Care Communities; and to discuss next actions. **(review/discussion/action)**

2. Zone (Text) Change – Earth Filling and Excavation (Section 560 TOK Zoning Regulations) – to review proposed amendments to said section; and to discuss next actions. **(review/discussion/action)**

**XI. CORRESPONDENCE**

See attached, if any.

**XII. OTHER**

**A. CGS 8-24 Referrals – review/discussion/action – None**

**B. Zoning Enforcement Officer’s & Zoning Board of Appeal’s Report(s) – Enclosed**

**C. Inland Wetlands and Watercourses Agent’s Report – None**

**D. Building Office Report - Enclosed**

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

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

1. Subdivision Application #07-436; Site Plan Extension Request by Thomas Thurlow successor in interest to Steve Bousquet; requesting a five (5) year extension for a two lot subdivision {94 Williamsville} (one lot is already developed); located at 98 & 100 Williamsville Road (100 is the developed front lot); GIS MAP 108; Lots 13 & 13-1 (13 is developed lot); ~2.6 acres (~0.93 acres developed); Low Density Zone **(NOTE: If approved, approval retroactive to 12/17/2016)**

2. Special Permit Application #15-1110; Extension Request by Snake Meadow Club, Inc.; for a one (1) year extension as allowed under Section 560 Earth Filling and Excavation, Subsection 560.9.Approval Criteria; for restoration and permitting of a gravel operation'; 377 Snake Meadow Road; GIS MPA 267; Lot 1; 51.03 acres; Rural Development Zone. **Receive request and continue to May 15, 2017 meeting for decision. (Note: If approved, extension would expire on November 16, 2018.)**

3. Special Permit Application #05-868; Extension Request by Ernest Joly & Sons under Section 560.3 – Existing Operations / Gravel Removal; for a three (3) year extension for Earth Removal, Filling and Regrading; 605 Providence Pike; GIS Map 224; Lot 14; ~179 acres; Rural Development Zone. **Receive request and continue to May 15, 2017 meeting for decision.**

**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, May 15, 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**