



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

MONDAY – MAY 15, 2017

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

Killingly Town Hall

172 Main St., Killingly

RECEIVED
TOWN CLERK, KILLINGLY, CT
2017 MAY 12 AM 8:17
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 #17-1167; 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.
 - 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. CONTINUED FROM APRIL 17, 2017
 - 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 #17-1167; 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.

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. CONTINUED FROM APRIL 17, 2017

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 #17-1169; Todd A. Cooke; Sec. 700 Special Permit; Sec.566 Accessory Dwelling Unit; allow a 956 sq. ft. accessory dwelling unit / in-law apartment in basement of primary residence; 114 Ross Road; GIS Map 235; Lot 2; ~1.9 acres; Rural Development Zoning District. Receive, and if application complete schedule for a public hearing on Monday, June 19, 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, May 8, 2017 will be on the agenda as New Business, with a “date of receipt” of Monday, May 15, 2017, and may be scheduled for action during the regular meeting of Monday, June 19, 2017.

Applications submitted by 12:00 noon on Friday, May 12, 2017 will be received by the Commission (“date of receipt”) on Monday, May 15, 2017. However, these applications may not be scheduled for action in June, 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, April 17, 2017.

X. WORKSHOP SESSION – NEXT WORKSHOP SCHEDULED FOR MONDAY, MAY 22, 2017.

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. **(No Action Need Be Taken on Monday, May 15, 2017)**

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. **(No Action Need Be Taken on Monday, May 15, 2017)**

XI. CORRESPONDENCE

See attached, if any.

XII. OTHER

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

1. Correspondence from Town Manager and Bond Council – RE: Capital Improvement Project List - list (not plans) previously reviewed and approved through the Capital Improvement Budget review – **No Action needed – Just Review.**

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

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

D. Building Office Report - Enclosed

E. Bond Releases / Reductions / Calls – None

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

1. 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. **(Note: If approved, extension would expire on November 16, 2018.)**
2. 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.

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, June 19, 2017
2. Next Workshop Meeting – Monday, May 22, 2017
3. Next Special Meeting – Monday, May 22, 2017

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT