



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

MONDAY – AUGUST 15, 2022

**Regular Meeting – HYBRID MEETING
7:00 PM**

TOWN MEETING ROOM – 2ND FLOOR

Killingly Town Hall

172 Main Street

Killingly, CT

THE PUBLIC IS ALLOWED TO ATTEND THE MEETING IN PERSON
OR THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW

RECEIVED
TOWN CLERK, KILLINGLY, CT
2022 AUG 12 AM 8:14
Elizabeth M. Guissoon

AGENDA

THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.

GO TO www.killinglyct.gov AND CLICK ON FACEBOOK LIVE AT THE BOTTOM OF THE PAGE.

- 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)

NOTE: Public comments can be emailed to publiccomment@killinglyct.gov or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239. All public comment must be received prior to 2:00 PM the day of the meeting. Public comment received will be posted on the Town's website www.killinglyct.gov.

NOTE: To participate in the CITIZENS' COMMENTS– the public may join the meeting via telephone while viewing the meeting on Facebook live.

To join by phone please dial 1-415-655-0001; and use the access code 2633 171 9426 when prompted.

- V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS
- VI. PUBLIC HEARINGS – (review / discussion / action)

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1) **Special Permit Ap # 22-1289** – Dayville Four Corners, LLC (Applicant/Owner); 730 (736) Hartford Turnpike, GIS MAP 115, LOT 6, General Commercial Zone, ~7.07 acres, request use of existing space in building for liquor, beer & wine sales, under TOK Zoning Regs under 420.2.1(a) with reference to 420.1.2(i). **CONT FROM 5/16/2022, 6/20/2022 and 07/18/2022.**

2) **Zone TEXT Change Ap# 22-1294** – Rosemary & Thomas C. Clarie et als; proposed text amendment to Sections 436.1; 436.2; 436.3; 436.4.2; 436.4.3; 436.6.1.b; 436.2.2; and 450 of the TOK Zoning Regulations regarding permitted uses and requirements of the Business Park District – making changes to the Intent, General Requirements, Special Permitted Uses; Interior Circulation; Landscaping and Screening; replace Exemptions with Concept Plan Optional; Concept Plan; and Dimensional Requirements. **CONT FROM 07/18/2022 – APPLICANT REQUESTS CONTINUANCE TO SEPT. 19, 2022.**

Hearings' segment closes.
Meeting Business will continue.

VII. UNFINISHED BUSINESS – (review / discussion / action)

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VIII. NEW BUSINESS – (review/discussion/action)

1) **Special Permit Ap #22-1296** – Nutmeg Killingly JV LLC (Darien Post Rd LTD & Flanders Post Rd LP / Owner); 1076 North Main Street; GIS MAP 130, LOT 6; vacant bank bldg.; adult use cannabis retail establishment, under T.O.K. Zoning Regulations Section 420.2.2.r (under General Commercial Use); Section 567 Cannabis Establishments. **Receive application and schedule for public hearing – suggested hearing date September 19, 2022.**

(*) **Applications submitted prior to 5:00 PM on MONDAY, AUGUST 8, 2022** - will be on the agenda as New Business, with a "date of receipt" of MONDAY, AUGUST 15, 2022, and may be scheduled for action during the next regularly scheduled meeting of **MONDAY, SEPTEMBER 19, 2022.**
(*) **Applications submitted by 12:00 noon on FRIDAY, AUGUST 12, 2022**, will be received by the Commission ("date of receipt") on MONDAY, AUGUST 15, 2022. However, these applications may not be scheduled for action on MONDAY, SEPTEMBER 19, 2022, 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)

1) Regular Meeting Minutes – JULY 18, 2022

X. OTHER / MISCELLANEOUS – (review / discussion / action)

1) **Plant Permit Renewal – Ap #19-1227** – Ernest Joly & Sons, Inc.; 32 Beatrice Avenue; GIS MAP 262, LOT 15 & 16 (GPS Address: 583 Wauregan Road); ~175 acres, GC Zone; to continue a gravel operation which includes crushing, the operation was established in 1955 as a sand and gravel operation. **Requesting another three (3) year extension.**

2) **Subdivision – AP#13-1064** of The Building America Companies, LLC (transferred and assigned to Tri-Lakes, LLC) for Phase 1 – 31 Lots -single family cluster development; 520 Bailey Hill Road; May 143, Lot 6; Rural Development Zone; Phase ~ 150 acres; total parcel ~645 acres. **Current approval expires in November 2023; and applicant is requesting an extension for an additional four (4) years until November 2027 – as allowed under CT General Statute §8-3k.**

3) **Special Permit – Ap #22-1286** – by American Storage Centers, LLC, for 551 Westcott Road, GIS MAP 214, LOT 5, ~3.8 acres; GC; request to construct 6 new buildings & convert 1 existing building for a self-service storage facility; under TOK Zoning Regulations Sections 420.2.2(q). **Applicant is requesting a 60-day extension to file the mylars and the approval letter, due to delays in receiving approval from CT DOT. This 60-day extension would bring the filing deadline to the end of business on Friday, September 16, 2022.**

XI. CORRESPONDENCE

NONE

XII. DEPARTMENTAL REPORTS – (review/discussion/action)

A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)

B. Inland Wetlands and Watercourses Agent's Report

C. Building Office Report

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT