



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

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MONDAY – SEPTEMBER 19, 2016

Elizabeth M. Wilson

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

Killingly Town Hall

172 Main St., Killingly

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 – None
 - B. Special Permits – (review/discussion/action)
 1. Special Permit Application #16-1146; Section 420.2.2(a) [retail w/outdoor displays]; 420.2.2(m)[heavy equipment sale, rental, services, repair]; 420.2.2(n) [contractor's business]; Section 470 (Site Plan); and Section 700 (Special Permit); of Network Equipment Services (Douglas Beaupre); continuation of historical use as a trucking terminal; retail sales w/outdoor displays; heavy equipment sale, rental, service, repair; a contractor's yard; all with office space; 574 Westcott Road; GIS Map 214; Lot 7 ~12.953 acres; General Commercial Zone.
 - C. Site Plan Reviews – (review/discussion/action)
See Below
 - D. Subdivisions – (review/discussion/action)
 1. Subdivision Application #16-1142 of Robert C. Coddling; for two (2) residential lots; one (1) lot with pre-existing residence ~2.0 acres; and one (1) new lot for a proposed residence ~2.406 acres; 125 Mashentuck Road; ~4.406 acres; GIS Map 174, Lot 5; Rural Development Zone. **CONTINUED FROM AUGUST 15, 2016**
 2. Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone. **Open Public Hearing, and then continue the hearing to OCTOBER 17, 2016, due to IWWC Application.**
 - E. Other/Various – None

Hearings' segment closes.

Meeting Business will continue.

- VII. UNFINISHED BUSINESS
 - A. Zone Change Applications – None

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

1. Special Permit Application #16-1146; Section 420.2.2(a) [retail w/outdoor displays]; 420.2.2(m)[heavy equipment sale, rental, services, repair]; 420.2.2(n) [contractor’s business]; Section 470 (Site Plan); and Section 700 (Special Permit); of Network Equipment Services (Douglas Beaupre); continuation of historical use as a trucking terminal; retail sales w/outdoor displays; heavy equipment sale, rental, service, repair; a contractor’s yard; all with office space; 574 Westcott Road; GIS Map 214; Lot 7 ~12.953 acres; General Commercial Zone.

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

1. Site Plan Review Application #16-1143 of Bailey Hill Management, LLC; per prior special permit applications # 04-845 and #04-849 under Section 445 of the Town of Killingly Zoning Regulations; 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

D. Subdivisions – (review/discussion/action)

1. Proposed Two (2) Lot Subdivision Application #16-1142 of Robert C. Codding; for one (1) lot with pre-existing residence ~2.0 acres; and one (1) new lot for a proposed residence ~2.406 acres; 125 Mashentuck Road; ~4.406 acres; GIS Map 174, Lot 5; Rural Development Zone.

2. Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone. **TO BE CONTINUED TO OCTOBER 17, 2016 DUE TO IWWC APPLICATION IN PROCESS**

E. Other/Various – None

VIII. NEW BUSINESS

A. Zone Change Applications – None

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

1. Special Permit Application #16-1149 Family Car Care (575 Wauregan Road, LLC, {Albert Basley} L/owner); to be allowed to do general car repairs on customer cars (previously approved for limited auto-sales and repairs only on cars for sale); under Section 420.2.2 special permitted uses; Section 420.1.2 special permitted uses (j) motor vehicle general repairs; 575 Wauregan Road; Killingly; GIS Map 262, Lot 14; ~1.2acres; General Commercial Zone. **Receive, and if the application is complete, schedule a public hearing for Monday, October 17, 2016.**

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

1. Site Plan Review Application #16-1150 of Hutton Team, LLC; project proposes to construct a 7,225 sf O’Reilly Auto Parts Store with associated parking, driveway, drainage and utility features; 753 Hartford Pike (CT Rte. 101), Killingly, GIS Map 130, Lot 49, ~1.7acres; General Commercial Zone. **Receive, and if the application is complete, direct staff to complete site plan review.**

D. Subdivisions – None

E. Other/Various – None

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

Applications submitted by noon on Friday, September 16, 2016 will be received by the Commission (“date of receipt”) on Monday, September 19, 2016. However, these applications may not be scheduled for action in October 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 August 15, 2016 – review/discussion/action

Special Meeting of September 8, 2016 – review/discussion/action

X. CORRESPONDENCE

XI. OTHER

A. CGS 8-24 Referrals - None

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 – None**
- F. Project Completion / Mylar Filing Extension / Site Plan Extension Requests / Re-Classify Phases – None**
- G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility – (review/discussion/action)**
 - 1. Application of Cellco Partnership d/b/a Verizon Wireless for a Wireless Telecommunications Facility at 520 Bailey Hill Road, Killingly, GIS Map 143, Lot 6, Rural Development Zone.
- H. Upcoming P&Z Commission Meetings – review/discussion/action**
 - 1. Next Regular Meeting – Monday, October 17, 2016**
 - 2. Next Workshop Meeting – To Be Announced**
 - 3. Next Special Meeting – Thursday, September 22, 2016 – NTE @KHS Auditorium @7:00 pm**

XII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIII. TOWN COUNCIL LIAISON REPORT

XIV. ADJOURNMENT