



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

**Monday, May 16, 2016**  
**Regular Meeting**  
**7:00 PM**

**Town Meeting Room, Second Floor**  
**Killingly Town Hall**  
**172 Main St., Killingly**

**MINUTES**

RECEIVED  
MAY 16 2016  
1:45  
C. P. Wilson

**I. CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:05 pm.

**ROLL CALL** – Todd Nelson, Milburn Stone, Virge Lorents, Keith Thurlow, Brian Card, Sheila Roddy, and William Ritter were absent with notice.

**Staff Present** – Ann-Marie Aubrey, Director of Planning and Development.

**Also Present** – David Griffiths, Alternate Town Council Liaison.

**II. SEATING OF ALTERNATES**

In the absence of Brian Card, Sheila Roddy and William Ritter, Keith Thurlow stated that Virge Lorents would be seated as a voting member.

**III. AGENDA ADDENDUM** – See Below.

**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) – There were no comments.

**V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS** – None.

**VI. PUBLIC HEARINGS**

**A. Zone Change Applications** - None

**B. Special Permits**

**1. Article VII - Special Permit Application #16-1128** of Keystone Novelties Distributors, LLC; for a special permit for temporary tent sale of CT legal sparkler products from 06/15/16 through 07/15/16; location 1050-1078 North Main Street, Killingly Plaza, Killingly, CT, GIS 130-006; General Commercial Zone.

Ann-Marie Aubrey explained that the Applicant would arrive late.

Motion by Virge Lorents to move Agenda Item:

**Article VII - Special Permit Application #16-1128** of Keystone Novelties Distributors, LLC; for a special permit for temporary tent sale of CT legal sparkler products from 06/15/16 through 07/15/16; location 1050-1078 North Main Street, Killingly Plaza, Killingly, CT, GIS 130-006; General Commercial Zone; review/discussion/action

To after Agenda Item:

**Article VII - Special Permit Application #16-1132** of United We Stand, LLC; for a special permit for proposed use of a contractor's office/showroom, and a proposed 40' x 50' contractors storage garage; change of one non-conforming use

to another non-conforming use under Article V (General Provisions), Section 520.7 Change; location 26 Soap Street, GIS Map Number 106, Lot 15 ~0.68 acres, Village Commercial Zone; review/discussion/action.  
Second by Milburn Stone. Motion carried unanimously (4-0).

Motion by Milburn Stone to add the following Addendum to the Agenda:

VIII. New Business

A. Zone Change Applications

1. Zone (Text) Change Application #16-1139 – Westview Land Company, for a zoning text amendment to re-establish Elderly Housing regulations and use in both the Town and Borough Zoning Regulations. Determine if application is complete, and if so, schedule a public hearing for June 20, 2016.

Second by Todd Nelson. Motion carried unanimously (4-0).

2. Article VII – Special Permit Application #16-1132 of United We Stand, LLC; for a special permit for proposed use of a contractor's office/showroom, and a proposed 40' x 50' contractors storage garage; change of one non-conforming use to another non-conforming use under Article V (General Provisions), Section 520.7 Change; location 26 Soap Street, GIS Map Number 106, Lot 15 ~0.68 acres, Village Commercial Zone.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant, Bill Menghi, who was seated in the audience. Mr. Thibeault explained that an existing application had been filed in 1999 for a non-conforming use (offices), therefore, the use would be continued as a non-conforming use. He referred to Section 520.7 of the Regulations. He gave a history of the property (back to 1985).

Mr. Thibeault gave an overview:

- To have a couple of offices in the building for paperwork, sales/presentations and there will be a small display area;
- To construct a 40' x 50' garage for the storage of contractors' vehicles (trucks). No fabrication, no contractors' work, no building of any type to take place inside the garage. Mr. Menghi stated that there will be 14-foot ceilings, no storage overhead, 3-bay for trucks and miscellaneous equipment;
- Existing pavement is in poor condition and they will re-pave;
- 6-foot, chain-link fence with privacy slats;
- Formalize the entrance to the building;
- Construct an island extending from the building with a dedicated 24-foot wide access and egress which can be gated off in the evening;
- Landscaping in the front;
- Re-use the existing sign on-site to indicate the location of the business;
- One cedar will be removed from the northern side of the property as it blocks the sight line coming out of the driveway (cars coming from the east);
- No re-grading. May cut back the embankment a little where the proposed building will be;
- Grass or mulch for the surface of the interior of the island.

Keith Thurlow asked about the Town Engineer's concern regarding water. Mr. Thibeault stated that they did a drainage computation and explained that because of the paved area, there would be .3 CFS additional run-off. He stated that he is confident that there will not be any drainage issues and he offered to provide a copy of his drainage computations for the record. He indicated a catch basin in front of the site that discharges across. He stated that there is a 15-inch pipe there that should be cleaned out due to a lot of sedimentation. Ann-Marie Aubrey will relay that to the Town Engineer.

Milburn Stone asked if this had been communicated to the Town Engineer. Mr. Thibeault stated that Mr. Capacchione just wanted an explanation of where the water would go. Mr. Thibeault stated that it is very minimal.

Keith Thurlow addressed:

- Did they have to go before Wetlands? Mr. Thibeault stated that they did not.
- Traffic patterns for pedestrians. Mr. Thibeault stated no pedestrian traffic.
- Potential nuisances for the neighborhood. Mr. Thibeault stated there will be a fence and he does not believe there would be any nuisances as it is a very low intensity business.
- Set-back requirements met. Mr. Thibeault stated that they are met.
- Hours of operation. Mr. Menghi stated Monday through Saturday 6:30 am to 4:30 pm. Some may come in later to park.
- Lighting. Mr. Menghi stated that there will be coach lighting across the front of the garage area (building-mounted down-pointing lights). On the corner of the office, there will be spotlights (motion). There also will be a stationary light in the front of the building. Ann-Marie Aubrey explained dark-sky lighting.
- Bonding. Ann-Marie Aubrey stated that bonding is not necessary at this time.
- Number of employees for parking. Mr. Menghi stated six or seven and that there is sufficient parking. Mr. Thibeault indicated that there are a total of nine parking spaces and that there are more available in front of or inside the garage. There is one handicap parking space. Keith Thurlow was concerned that parking was tight. Virge Lorents asked about the school bus route. Mr. Thibeault stated that the school buses do travel Soap Street. Mr. Menghi stated that he already took down the cedar tree for that reason and now there is full visibility.

There was no public comment.

Ann-Marie Aubrey offered that Engineering could go out to make sure that the line of sight is clear.

Motion by Virge Lorents to close the public hearing for Article VII – Special Permit Application #16-1132 of United We Stand, LLC; for a special permit for proposed use of a contractor's office/showroom, and a proposed 40' x 50' contractor's storage garage; change of one non-conforming use to another non-conforming use under Article V (General Provisions), Section 520.7 Change; location 26 Soap Street, GIS Map Number 106, Lot 15 ~0.68 acres, Village Commercial Zone. Second by Todd Nelson. Motion carried unanimously (4-0).

1. Article VII - Special Permit Application #16-1128 of Keystone Novelties Distributors, LLC; for a special permit for temporary tent sale of CT legal sparkler products from 06/15/16 through 07/15/16; location 1050-1078 North Main Street, Killingly Plaza, Killingly, CT, GIS 130-006; General Commercial Zone; review/discussion/action.

The Applicant had not arrived.

Ann-Marie Aubrey explained that the Commission Members were provided with a new map showing a new location (front of the parking lot near Route 12) because the Fire Marshal did not approve the original site due to safety issues (closeness of a residence and the traffic flow around the bank). The Landlord, Brixmor Property Group, was contacted.

Keith Thurlow asked about hours of operation. Ann-Marie Aubrey stated that the Applicant would need to answer that. She stated that they are requesting an extension from the original date so it would be from June 15<sup>th</sup> to July 15<sup>th</sup> to give time to set up the tent and take it down. She stated that they are also requesting that the special permit allow the space for three years.

Keith Thurlow asked about lighting. Ann-Marie Aubrey explained that the lighting would be inspected by the Building Official and safety features would be inspected by the Fire Marshal. They would have to pull the proper permits for the lighting, if there is lighting in the tent. She stated that she believes that the parking lot would be lit 24 hours per day for the entire timeframe. Keith Thurlow stated that, since it is fireworks, it would be a good idea for it to be lit 24 hours per day.

Virge Lorents asked if they would be using a generator or is there electricity available nearby. She also stated concern for possible noise if they will be using a generator. Ann-Marie Aubrey explained that there is a noise ordinance and that the setup has to be approved through Zoning Permit and Building Permit and there will be inspections by the Building Official and Fire Marshal.

Keith Thurlow asked how many employees. Ann-Marie Aubrey stated that she does not know about this particular application, but believes prior ones had two people in the tent at all times. Milburn Stone stated when approving this type of permit before, someone would be on the site 24 hours per day. Ms. Aubrey stated that could be a condition of approval.

It was decided to continue the hearing so that the Applicant can answer the questions that Ms. Aubrey cannot answer for them.

Motion by Todd Nelson to suspend Article VII - Special Permit Application #16-1128 of Keystone Novelties Distributors, LLC; for a special permit for temporary tent sale of CT legal sparkler products from 06/15/16 through 07/15/16; location 1050-1078 North Main Street, Killingly Plaza, Killingly, CT, GIS 130-006; General Commercial Zone until the Representative is present and will continue at that time. Second by Milburn Stone. Motion carried unanimously (4-0).

- C. Site Plan Reviews - None
- D. Subdivisions - None
- E. Other/Various - None

## VII. UNFINISHED BUSINESS

### A. Zone Change Applications- None

### B. Special Permits

1. Article VII - Special Permit Application #16-1128 of Keystone Novelties Distributors, LLC; for a special permit for temporary tent sale of CT legal sparkler products from 06/15/16 through 07/15/16; location 1050-1078 North Main Street, Killingly Plaza, Killingly, CT, GIS 130-006; General Commercial Zone.

Continued – See Below.

2. Article VII – Special Permit Application #16-1132 of United We Stand, LLC; for a special permit for proposed use of a contractor's office/showroom, and a proposed 40' x 50' contractors storage garage; change of one non-conforming use to another non-conforming use under Article V (General Provisions), Section 520.7 Change; location 26 Soap Street, GIS Map Number 106, Lot 15 ~0.68 acres, Village Commercial Zone.

Motion by Milburn Stone to approve Article VII – Special Permit Application #16-1132 of United We Stand, LLC; for a special permit for proposed use of a contractor's office/showroom, and a proposed 40' x 50' contractors storage garage; change of one non-conforming use to another non-conforming use under Article V (General Provisions), Section 520.7 Change; location 26 Soap Street, GIS Map Number 106, Lot 15 ~0.68 acres, Village Commercial Zone. Staff to verify sight line and parking. Second by Virge Lorents.

Roll Call Vote: Todd Nelson – yes; Milburn Stone – yes; Virge Lorents – yes; Keith Thurlow – yes. Motion carried unanimously (4-0).

**C. Site Plan Reviews - None**

**D. Subdivisions**

**1. Subdivision Application #16-1129** of Etienne L. LaBelle, for a two lot residential subdivision, one lot with a pre-existing house, and one new lot for residential construction; 500 Chestnut Hill Road, Killingly, GIS Map 66, Lot 13; ~19.276 acres total; Rural Development Zone.

Keith Thurlow recused himself. Mr. Thurlow turned the meeting over to Milburn Stone and left the room.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview:

- Approval (with conditions) was received from the Inland Wetlands Commission (letter dated May 5, 2016);
- Proposing to create a 4.365 acre lot on the western portion of the site;
- Shared driveway to access both lots;
- The two lots had been combined for the purpose of forest management;
- The lot is to be for his daughter (family lot). They are requesting that the Commission waive the open-space fee and the dedication of open-space land;
- Single-family, three-bedroom home;
- Existing driveway will be approved to meet the Town standard (16-foot wide minimum and any areas over 10 percent in grade will be paved. He indicated two areas that will be paved);
- The site has been logged. There is a lot of new growth where the current house is. The site where the new house is to be constructed is cleared. The wetlands are well vegetated.
- He explained that this is the best location for the house. The soil is very good there (nicely graveled with high water tables down to 48-50 inches).

There was discussion regarding waiving the open-space fee or the dedication of open-space land for family-splits.

Motion by Virge Lorents to approve Subdivision Application #16-1129 of Etienne L. LaBelle, for a two lot residential subdivision, one lot with a pre-existing house, and one new lot for residential construction; 500 Chestnut Hill Road, Killingly, GIS Map 66, Lot 13; ~19.276 acres total; Rural Development Zone waiving the fee-in-lieu of land dedication and waiving the open-space land dedication due to the fact that it is a family compound. To be included are the conditions listed in the approval letters from Northeast District Department of Health (dated March 24, 2016) and the Inland Wetlands and Watercourses Commission (May 5, 2016). Second by Todd Nelson. Motion carried (3-0). Keith Thurlow had recused himself.

**2. Subdivision Application #16-1130** of James V. Dandeneau, for a two lot residential subdivision, one lot with a pre-existing house, and one new lot for residential construction; 80 Chase Road, Killingly, GIS Map 13, Lot 2; ~148 acres total; Five Mile River Overlay Zone.

Keith Thurlow had recused himself and had left the room.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview:

- This property (10+ acres) will be given to a family member to build a home. The remaining 138 acres will remain undeveloped and there are no plans to do anything further with this property;
- There will be selective clearing which was approved by Wetlands;
- Paved driveway gently sloped to the proposed home;

- Future pool;
- Approval was received from Northeast District Department of Health (letter dated April 19, 2016) for the primary and reserve septic areas;
- Requesting that the Commission waive the open-space fee and the dedication of open-space land. They are preserving 138 acres;
- Requesting waiver of the requirement for an A-2 Survey of the remaining 138 acres of land. Mr. Thibeault explained that they had certified the 10+ acres to A-2 standards, but there was no need to do the whole property. There is a deed that describes the boundaries, but they did not go out and measure every point.

Motion by Virge Lorents to approve Subdivision Application #16-1130 of James V. Dandeneau, for a two lot residential subdivision, one lot with a pre-existing house, and one new lot for residential construction; 80 Chase Road, Killingly, GIS Map 13, Lot 2; ~148 acres total; Five Mile River Overlay Zone agreeing to waive the open space requirement, A-2 Survey, the detailed narrative of the development, fee-in-lieu of open space, and acknowledging that the Commission has reviewed the conditions put on the plan by the Northeast District Department of Health (April 15, 2016 and April 19, 2016), and the Inland Wetlands and Watercourses Commission (May 5, 2016). Also including Town of Killingly letter (May 5, 2016) which contains a specific condition of approval, "Should stumping occur outside the limits of clearing shown on the approved plans, contact Staff for direction, limits of stumping, and erosion control." Second by Todd Nelson. Motion carried (3-0). Keith Thurlow had recused himself.

Acting Chair, Milburn Stone, turned the meeting back over to Chair, Keith Thurlow.

3. Subdivision Application #16-1131 of George M. Lenth & Starlet M. Lenth Revocable Trust, to dissolve a prior approved nine (9) lot subdivision ("Ledge Road Estates" prepared for Smith Pond Realty, LLC #08-439) and to return it to two (2) lots, one lot to contain an existing residence and ~ 1.878 acres (n/k/a as recorded Lot 9); and one lot to contain an existing residence and ~42.21 acres (n/k/a as recorded lots 1, 2, 3, 4, 5, 6, 7, and 8) for a total of ~44.088 acres; Rural Development Zone.

Ann-Marie Aubrey explained that the easements had been put in place from the prior owner to the prior owner for the lots within the subdivision. To clarify whether the easements are dissolved once the subdivision is dissolved, Mr. Lenth needs to contact his attorney. He cannot dissolve the easement until the Commission dissolves the subdivision.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant. He stated that none of the easements involved the Town of Killingly. He explained that they are shared driveway access easements which they granted to themselves.

As part of the subdivision, the street line was set back to 25 feet off the centerline of the road and drainage improvements were called for on the original plans. The drainage improvements were done and put in place, but the dedication of the street line to the Town was never completed, so it needs to be filed.

Ann-Marie Aubrey stated that the following are needed:

- The driveway easements need to be extinguished;
- The road easement granting, to the Town, the additional feet from the centerline of the road needs to be completed and reviewed by Engineering. It needs to be signed by the Applicant and recorded in the Town Clerk's Office.

Norm Thibeault stated that the mylars have been filed and that a new mylar will be filed that will supersede the previous one.

Motion by Todd Nelson to approve Subdivision Application #16-1131 of George M. Lenth & Starlet M. Lenth Revocable Trust, to dissolve a prior approved nine (9) lot subdivision ("Ledge Road Estates" prepared for Smith Pond Realty, LLC #08-439) and to return it to two (2) lots, one lot to contain an existing residence and ~ 1.878 acres (n/k/a as recorded Lot 9); and one lot to contain an existing residence and ~42.21 acres (n/k/a as recorded lots 1, 2, 3, 4, 5, 6, 7, and 8) for a total of ~44.088 acres; Rural Development Zone. Conditions of approval: There are several interior easements that must be extinguished; Town Road easement establishing a setback of 25 feet from the center of the road must be granted. Second by Virge Lorents.

Roll Call Vote: Milburn Stone – yes; Virge Lorents – yes; Todd Nelson – yes; Keith Thurlow – yes. Motion carried (4-0)

Keith Lambert, Keystone Novelties Distributors, LLC, arrived at 8:10 p.m.

Motion by Todd Nelson to bring to the floor for public hearing Article VII – Special Permit Application #16-1128 of Keystone Novelties Distributors, LLC; for a special permit for temporary tent sale of CT legal sparkler products from 06/15/16 through 07/15/16; location 1050-1078 North Main Street, Killingly Plaza, Killingly, CT, GIS 130-006; General Commercial Zone which had been previously tabled. Second by Milburn Stone. Motion carried unanimously (4-0).

Keith Lambert stated that they had two sites in Town previously. Mr. Lambert stated that Brixmor Property Group had approved the new location.

Mr. Lambert answered questions from Commission Members:

- Hours of operation for the twelve days would be 9:00 a.m. to 9:00 p.m. except July 3<sup>rd</sup> and July 4<sup>th</sup> would be 9:00 a.m. to 10:00 p.m.
- Lighting inside the tent to come on for about an hour around dusk (powered by a generator). He stated that, if this generator doesn't meet requirements, they would get one that does. Ann-Marie Aubrey stated that they can verify it with an inspection.
- One clerk will run the tent and they are required to have a helper or two (depending on how busy the site is).
- Someone will be on site 24 hours per day. They usually stay in their car or they may have a trailer/camper. The tent sidewalls come down when closed.
- They provide a Port-o-potty

There was discussion regarding three-year renewal.

Keith Thurlow asked if parking lot lights would stay on 24-hours per day. Sean Hendricks, Town Manager, stated that they would.

Motion by Virge Lorents to approve Article VII - Special Permit Application #16-1128 of Keystone Novelties Distributors, LLC; for a special permit for temporary tent sale of CT legal sparkler products from 06/15/16 through 07/15/16; location 1050-1078 North Main Street, Killingly Plaza, Killingly, CT, GIS 130-006; General Commercial Zone with the condition that information regarding decibel level of the generator be provided to Town Staff. Second by Milburn Stone.

Roll Call Vote: V. Lorents – yes; Todd Nelson – yes; Milburn Stone – yes; Keith Thurlow – yes. Motion carried unanimously (4-0).

#### **E. Other/Various**

1. Reconsideration of Motion Made on April 18, 2016 for the following:

a. Planning and Zoning Commission – initiated Zone (Map) Change – Application #16-1127; Section 900; to change various parcels along Rte. 101 a/k/a Hartford Pike from Village Commercial to Medium Density (3

parcels); Low Density to Medium Density (13 parcels); and from Mill Mixed Use Development to Medium Density (1 parcel) – said parcels are listed below as follows:

The properties under consideration for rezoning from Village Commercial to Medium Density are as follows:

ADDRESS	OWNER(S)	MAP & LOT	ACREAGE +/-
1296 Hartford Pike	Martin, Michelle A. & Peter J.	101/14	~1.30
1302 Hartford Pike	Stockford, David R. & Pamela M.	101/15	~0.60
1370 Hartford Pike	Miller, Francis J.	100/19	Portion of ~1.07

The properties under consideration for rezoning from Low Density to Medium Density are as follows:

ADDRESS	OWNER(S)	MAP & LOT	ACREAGE +/-
1293 Hartford Pike	Norgren, Robert W. & Paula J.	101/42	~0.69
1301 Hartford Pike	St. Martin, Brian P. & Tammy L.	101/41	~0.87
1305 Hartford Pike	Krogul, John P. & Mildred E.	101/40	~0.60
1306 Hartford Pike	Austin, Dawn & William	101/16	~0.37
1309 Hartford Pike	Merrill, Martin	101/39	~0.41
1310 Hartford Pike	Jeffs, Lindsay A. & William H.	101/17	~0.75
1315 Hartford Pike	Bourgalt, John	101/38	~0.31
1316 Hartford Pike	Graff, Barbara A.	101/18	~0.22
1322 Hartford Pike	Shekleton, James	101/19	~0.65
1357 Hartford Pike	Union Baptist Church	100/72	~0.22
11 Chestnut Hill Road	Paquin, Kenneth A. & Lynn A.	101/20	~5.4
19 Chestnut Hill Road	Shekleton, James A.	101/21 (portion of)	~6.0 acres out of ~11.3 acres
628 Valley Road	Kruckas, Mary B. & Lamont, Robin	101/37	~1.10

The property under consideration for rezoning from Mill Mixed Use Development to Medium Density is as follows:

ADDRESS	OWNER(S)	MAP & LOT	ACREAGE +/-
963 Bailey Hill Road	Bailey Hill Management, LLC	100/66 (portion of)	~3.6 acres out of ~53 acres

Ann-Marie Aubrey clarified that, when the Commission approved the Application, the conditions of approval were not stated and the effective date of the Zone Map Change was not stated.

Motion by Virge Lorents for the Reconsideration of Motion Made on April 18, 2016 for the following:

- a. Planning and Zoning Commission – initiated Zone (Map) Change – Application #16-1127; Section 900; to change various parcels along Rte. 101 a/k/a Hartford Pike from Village Commercial to Medium Density (3 parcels); Low Density to Medium Density (13 parcels); and from Mill Mixed Use Development to Medium Density (1 parcel) – said parcels are listed below as follows:

The properties under consideration for rezoning from Village Commercial to Medium Density are as follows:

ADDRESS	OWNER(S)	MAP & LOT	ACREAGE +/-
1296 Hartford Pike	Martin, Michelle A. & Peter J.	101/14	~1.30
1302 Hartford Pike	Stockford, David R. & Pamela M.	101/15	~0.60
1370 Hartford Pike	Miller, Francis J.	100/19	Portion of ~1.07

The properties under consideration for rezoning from Low Density to Medium Density are as follows:

ADDRESS	OWNER(S)	MAP & LOT	ACREAGE +/-
1293 Hartford Pike	Norgren, Robert W. & Paula J.	101/42	~0.69
1301 Hartford Pike	St. Martin, Brian P. & Tammy L.	101/41	~0.87
1305 Hartford Pike	Krogul, John P. & Mildred E.	101/40	~0.60
1306 Hartford Pike	Austin, Dawn & William	101/16	~0.37
1309 Hartford Pike	Merrill, Martin	101/39	~0.41
1310 Hartford Pike	Jeffs, Lindsay A. & William H.	101/17	~0.75
1315 Hartford Pike	Bourgalt, John	101/38	~0.31

1316 Hartford Pike	Graff, Barbara A.	101/18	~0.22
1322 Hartford Pike	Shekleton, James	101/19	~0.65
1357 Hartford Pike	Union Baptist Church	100/72	~0.22
11 Chestnut Hill Road	Paquin, Kenneth A. & Lynn A.	101/20	~5.4
19 Chestnut Hill Road	Shekleton, James A.	101/21 (portion of)	~6.0 acres out of ~11.3 acres
628 Valley Road	Kruckas, Mary B. & Lamont, Robin	101/37	~1.10

The property under consideration for rezoning from Mill Mixed Use Development to Medium Density is as follows:

ADDRESS	OWNER(S)	MAP & LOT	ACREAGE +/-
963 Bailey Hill Road	Bailey Hill Management, LLC	100/66 (portion of)	~3.6 acres out of ~53 acres

deleting three properties at the request of the landowners as the Commission agreed with their reasoning: 1296 Hartford Pike; 628 Valley Road; and 963 Bailey Hill Road.

Second by Milburn Stone.

Keith Thurlow added, during discussion, that these three properties were unique in that they were on the edges of the proposed zone changes and it was determined that they are better to stay as they are for various reasons.

Roll Call Vote: Todd Nelson – yes; Milburn Stone – yes; Virge Lorents – yes; Keith Thurlow – yes. Motion carried unanimously (4-0).

Motion by Virge Lorents for the Reconsideration of Motion Made on April 18, 2016 for the following:

To approve Planning and Zoning Commission – initiated Zone (Map) Change – Application #16-1127; Section 900; to change various parcels along Rte. 101 a/k/a Hartford Pike from Village Commercial to Medium Density (2 parcels); Low Density to Medium Density (12 parcels); and from Mill Mixed Use Development to Medium Density (0 parcels) – said parcels are listed below as follows:

The properties under consideration for rezoning from Village Commercial to Medium Density are as follows:

ADDRESS	OWNER(S)	MAP & LOT	ACREAGE +/-
1302 Hartford Pike	Stockford, David R. & Pamela M.	101/15	~0.60
1370 Hartford Pike	Miller, Francis J.	100/19	Portion of ~1.07

The properties under consideration for rezoning from Low Density to Medium Density are as follows:

ADDRESS	OWNER(S)	MAP & LOT	ACREAGE +/-
1293 Hartford Pike	Norgren, Robert W. & Paula J.	101/42	~0.69
1301 Hartford Pike	St. Martin, Brian P. & Tammy L.	101/41	~0.87
1305 Hartford Pike	Krogui, John P. & Mildred E.	101/40	~0.60
1306 Hartford Pike	Austin, Dawn & William	101/16	~0.37
1309 Hartford Pike	Merrill, Martin	101/39	~0.41
1310 Hartford Pike	Jeffs, Lindsay A. & William H.	101/17	~0.75
1315 Hartford Pike	Bourgalt, John	101/38	~0.31
1316 Hartford Pike	Graff, Barbara A.	101/18	~0.22
1322 Hartford Pike	Shekleton, James	101/19	~0.65
1357 Hartford Pike	Union Baptist Church	100/72	~0.22
11 Chestnut Hill Road	Paquin, Kenneth A. & Lynn A.	101/20	~5.4
19 Chestnut Hill Road	Shekleton, James A.	101/21 (portion of)	~6.0 acres out of ~11.3 acres

The property under consideration for rezoning from Mill Mixed Use Development to Medium Density is as follows:

ADDRESS	OWNER(S)	MAP & LOT	ACREAGE +/-
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Reasons for approval: There were analyzing workshops, public hearing, objections made were incorporated into the plan, this will make these lots more in accordance with the current Plan of Conservation and Development. Effective date of June 13, 2016, at 12:01 a.m.

Second by Milburn Stone.

Roll Call Vote: Milburn Stone – yes; Virge Lorents – yes; Todd Nelson – yes; Keith Thurlow – yes. Motion carried unanimously (4-0).

2. Killingly Zoning Regulations Section 560 “Earth Filling and Excavation” – Nothing new at this time – review/discussion/action – There was no discussion.
3. Definition of Medical Office or Clinic for both Town and Borough Zoning Regulations – director’s update – tentative workshop date of June 20, 2016 to be scheduled – review/discussion/action – There was no discussion.
4. An accessory structure on a parcel of real estate when a primary structure has not been built – no further workshops scheduled –review/discussion/action – There was no discussion.

**VIII. NEW BUSINESS**

**A. Zone Change Applications**

1. Zone (Text) Change Application #16-1139 – Westview Land Company, for a zoning text amendment to re-establish Elderly Housing regulations and use in both the Town and Borough Zoning Regulations. Determine if application is complete, and if so, schedule a public hearing for June 20, 2016.

Ann-Marie Aubrey stated that the Application is complete.

Motion by Todd Nelson to accept Zone (Text) Change Application #16-1139 – Westview Land Company, for a zoning text amendment to re-establish Elderly Housing regulations and use in both the Town and Borough Zoning Regulations and schedule a public hearing for June 20, 2016. Second by Virge Lorents. Motion carried unanimously (4-0).

- B. Special Permits - None**
- C. Site Plan Reviews - None**
- D. Subdivisions – None**
- E. Other/Various – None.**

**IX. ADOPTION OF MINUTES**

Regular Meeting of April 18, 2016

Motion by Todd Nelson to accept the Minutes of the Regular Meeting of April 18, 2016. Second by Virge Lorents. Motion carried unanimously (4-0).

**X. CORRESPONDENCE**

1. Letter from State of CT, DOT to James Larkin, NECCOG , dated April 22, 2016, re: sidewalk improvements from Academy Street to Hutchins Street.

Motion by Virge Lorents to receive and put on the record the letter from State of CT, DOT to James Larkin, NECCOG , dated April 22, 2016, re: sidewalk improvements from Academy Street to Hutchins Street. Second by Todd Nelson. Motion carried unanimously (4-0).

2. Letter from State of CT, DOT to Norman Thibeault, Jr., PE, dated April 28, 2016, re: proposed gas station/convenience store with Drive Thru.

Motion by Todd Nelson to receive and enter into the record the letter from State of CT, DOT to Norman Thibeault, Jr., PE, dated April 28, 2016, re: proposed gas station/convenience store with Drive Thru. Second by Virge Lorents. Motion carried unanimously (4-0).

3. Letter from Pullman & Comley, LLC to Keith Thurlow, PZC, dated March 30, 2016, re: RES Americas, Inc.; Petition for Declaratory Ruling for Solar Energy Project on Woods Hill Road, Pomfret, CT.

Motion by Virge Lorents to send a letter to the Citing Council suggesting that they consider whatever regulatory process that would be required to enable Connecticut to pursue the same aggressive policy to put solar panels in empty public spaces. Second by Todd Nelson. Motion carried unanimously (4-0).

4. Letter from State of CT, CT Siting Council, to AMA, re; field inspection at 90 Woods Hill Road in Pomfret.

Ann-Marie Aubrey stated that it could be received.

5. Agenda received from State of CT, CT Siting Council, re; Agenda for May 12, 2016 – two items of interest that about Killingly.

Ann-Marie Aubrey stated that it could be received.

6. Memorandum from All-Points Technology Corp; dated April 13, 2016 re: proposed wireless communications facility, Danielson Work Center, 173 Mechanic Street, Killingly.

Ann-Marie Aubrey stated that it was a 70-foot pole, but went down to 60-feet in the revised notification.

Motion by Virge Lorents to receive the memorandum from All-Points Technology Corp; dated April 13, 2016 re: proposed wireless communications facility, Danielson Work Center, 173 Mechanic Street, Killingly and the memorandum (Revised Notification) from All-Points Technology Corp; dated May 4, 2016 re: proposed wireless communications facility, Danielson Work Center, 173 Mechanic Street, Killingly. Second by Todd Nelson. Motion carried unanimously (4-0).

7. Memorandum (Revised Notification) from All-Points Technology Corp; dated May 4, 2016 re: proposed wireless communications facility, Danielson Work Center, 173 Mechanic Street, Killingly. See motion above.

## **XI. OTHER**

### **A. CGS 8-24 Referrals**

1. Letter from Mary Bromm, Community Development Administrator – dated April 2, 2016 – re: SCCDBG to make capital improvements on the Maple Court II Congregate Facility.

Ann-Marie Aubrey stated that she wanted the Board to be aware that this will be coming before them.

Motion by Virge Lorents to receive the letter from Mary Bromm, Community Development Administrator – dated April 2, 2016 – re: SCCDBG to make capital improvements on the Maple Court II Congregate Facility. Second by Todd Nelson. Motion carried unanimously (4-0).

### **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**

### **F. Project Completion / Mylar Filing Extension / Site Plan Extension Requests**

1. Request for 90 day extension to file Mylars - #15-1115, Robert Misiaszek, request for 90 day extension to file mylars, for one (1) new lot and one (1) lot with existing house, 90 Cutler Road, GIS Map 12, Lot 6, ~6.74 Acres, Rural Development Zone.

Motion by Todd Nelson to grant request for 90-day extension to file Mylars - #15-1115, Robert Misiaszek, for one (1) new lot and one (1) lot with existing house, 90 Cutler Road, GIS Map 12, Lot 6, ~6.74 Acres, Rural Development Zone. Second by Milburn Stone. Motion carried unanimously (4-0).

**G. Requests to Allow Overhead Utilities - None**

**H. Upcoming P&Z Commission Meetings – review/discussion/action**

**1. Next Regular Meeting – June 20, 2016 – One Public Hearing**

Ann-Marie Aubrey stated that there is a correction: there will be two public hearings.

**2. Next Workshop Meeting – June 20, 2016 – Procedure / training workshop & Discussion Clinic**

Ann-Marie Aubrey stated that this would be on Parliamentary procedures, motion making, and running a meeting. This meeting to start at 6:00 p.m.

**3. Next Special Meeting – June 27, 2016 – NTE Connecticut, LLC (at New High School)**

Ann-Marie Aubrey explained that this will involve the P&Z Commission, Inland Wetlands Watercourses Commission and Town Council. This will be the beginning of the Town's public hearing for NTE Connecticut, LLC to put up a power plant on Lake Road. She will provide copies of their technical report to prepare for the meeting. The meeting will begin at 7:00 p.m.

**XII. ECONOMIC DEVELOPMENT DIRECTOR REPORT –** Elsie Bisset was absent with notice.

**XIII. TOWN COUNCIL LIAISON REPORT**

David Griffiths reported:

- Council has applied to the Siting Council for all information received on the energy plant.
- The Board of Education requested that a non-lapsing account be established for money left over at the end of the year. This was tabled to get clarification from the Town Attorney.
- Council (in Town Meeting) moved forward on the sale of a small portion of Hutchins Street to Eversource (\$6,800.00).
- Discussion took place regarding establishing the Constable program for policing in Killingly. They agreed to go to Colchester to review the program there. Public hearing process will be followed by Town-wide vote in September/October.

Constables would have 550 hours of training and 440 hours of riding along with a dedicated person before being out on their own. They would be armed and they would be more highly trained that what was in the Downtown area many years ago.

**XIV. ADJOURNMENT**

Motion by Virge Lorents to adjourn at 8:46 p.m. Second by Todd Nelson. Motion carried unanimously (4-0).

Respectfully submitted,

  
J.S. Perreault  
Recording Clerk