



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

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MONDAY – JULY 18, 2016

**Regular Meeting
7:00 PM**

Elizabeth M. Wilson

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

MINUTES

I. CALL TO ORDER – Chair, Keith Thurlow, called the meeting to order at 7:03 pm.

ROLL CALL – Brian Card, Todd Nelson, Sheila Roddy, Virge Lorents, Keith Thurlow.

Milburn Stone arrived at 7:05 p.m.

Staff Present – Eric Rumsey; Planner 1; Elsie Bisset, Economic Development Director.

Also Present – Joyce Ricci, Town Council Liaison.

II. SEATING OF ALTERNATES

In the absence of Milburn Stone, Keith Thurlow stated that Virge Lorents would be seated as a voting member. However, Milburn Stone arrived a moment later and resumed his seat as a voting Member.

III. AGENDA ADDENDUM

Motion by Brian Card to include Addendum Item:

VIII. NEW BUSINESS

E. Other

1. Site Plan Review Section 490 of the Borough of Danielson Zoning Regulations – Occupation of the existing 3rd floor of the Main Street Exchange Building, by a personal service establishment; 134 Main Street; Central Business District Zone. Purpose: To determine if the Commission is comfortable having the application heard by staff.

Second by Sheila Roddy. Motion carried unanimously (5-0).

IV. CITIZENS' COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING – None.

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

VI. PUBLIC HEARINGS

A. Zone Change Applications – (review/discussion/action)

1. Zone (Text) Change Application #16-1139 of Westview Land Company; Section 900; to re-establish planned elderly housing regulations in both the Town of Killingly Zoning Regulations (Sections 310 & 410.3.2 & 420.2.2 & Add Section 575) and Borough of Danielson Zoning Regulations (Sections 300 & 420.2 & Change Section 575).

David Held, Professional Engineer and Land Surveyor with Provost & Rovero, represented the Applicant. Mr. Held stated that he had prepared a draft of a comparison of the PRD Regulations and the Elderly Housing Regulations. He stated that it had been reviewed by Ann-Marie Aubrey, Director of Planning and Development, and that she was comfortable with it (copies had been provided to the Commission Members).

Mr. Held reviewed his comparison:

- He explained that PRD focuses on open space (30 – 50 percent of which to be reserved for active recreation) and natural resource preservation. It creates housing opportunities for a variety of different people and focuses on

creating a community environment and recreational opportunities for the people that live there. This is not the focus for the project that the Applicant would be proposing.

- Planned Elderly focuses more on meeting the needs of the population that would be there rather than creating a community atmosphere. The Elderly Housing Regulations do not require any open space to be preserved and active open space would not be appropriate for an elderly population needing assistance. Indoor recreation space would be more appropriate.
- Parking Requirements: Elderly Housing requires a minimum of $\frac{3}{4}$ space per unit with a maximum of 2 spaces per unit which they feel is more appropriate than the minimum of 2.3 spaces per unit as required in PRD. They feel that the $\frac{3}{4}$ to 2 spaces per unit would still allow for adequate parking for staff and visitors.
- Lot Coverage: They are proposing 45 percent impervious coverage in any allowable zone for Planned Elderly which would allow for additional coverage to provide the services needed in this type of development.
- Unit Density: They are proposing a maximum of 15 units per acre in all allowable zones.
- Requirements Specific to the Structures: PRD allows a maximum 6 units per building in LD Zone and 8 units per building in MD Zone. Planned Elderly Regulations do not specify any requirement allowing more flexibility in meeting the needs of the residents. The project they have in mind (and others), for example, would target a range of people with regard to physical abilities and their needs for assistance. Their project would include a larger central building that would house people needing more services and assistance to remain independent and there would be detached structures for people who need some limited assistance. PRD would not allow this kind of flexibility.

Mr. Held stated that it is their opinion that it is a better approach to have a separate section of regulations rather than having exceptions and notations in the PRD to accommodate a specific kind of project.

Sheila Roddy disagreed regarding parking. She feels it is inadequate.

Brian Card asked for clarification regarding the increase in density from 35 percent to 45 percent. Mr. Held stated that it is to make it more consistent with the coverages allowed in the underlying zone regulations. The 45 percent is an average of what is allowed in the underlying zones.

Brian Card asked why the statement regarding reduction in units based on flood plains and wetlands was eliminated. Mr. Held stated the purpose for reducing that was that it was arbitrary in nature. There are regulations that address what you can/cannot do in flood hazard areas and if wetlands were involved, the project would have to through the IWWC for approval. Brian Card asked if the regulation should say 15 units per "buildable" acre to avoid misinterpretation. Mr. Held stated that he doesn't feel it is necessary, but, that is a question for the P&Z Commission.

Sheila Roddy stated that summary did not address side and rear yards and sidewalks being designed for wheelchairs accessed. Mr. Held stated that they tried to avoid conflict regarding zoning regulations not being updated when codes get updated. It would be the intent of an elderly housing project to comply with building and safety codes for accessibility.

Brian Card asked if the Applicant had identified a need in Town that would require a new regulation to be put back in place.

David Panteleakos, Executive Vice President for Westview Land Company, stated that the people they are looking to serve would be age 72 and over. He stated that they have done extensive market analysis and studies on the demand. The demand is growing for this level of assisted-living housing. He noted that they had a prior approval, but they did not move forward with it at that time because it coincided with an approval from the State to invest in rebuilding Westview Healthcare Center. They were not able to run both projects at the same time.

Milburn Stone asked if there were any other elderly housing developments undertaken by Westview Land Company since the deletion of the elderly housing regulations. Mr. Panteleakos stated no. Mr. Stone asked if the deletion of the regulations posed a problem. Mr. Panteleakos explained that the deletion makes it cost prohibitive.

There was discussion regarding handicapped applicants who do not meet the elderly age requirement. Mr. Panteleakos stated that the intent is to construct the facility to meet ADA requirements.

Brian Card stated that he looks at assisted living as being different than elderly housing. Mr. Panteleakos stated correct. Brian Card stated that these regulations may not be appropriate for an assisted living type of facility as it doesn't address handicapped housing. Mr. Held stated that they could add the handicap accessibility requirements and sidewalk requirements back in. Sheila Roddy and Virge Lorents expressed that they agreed with adding them back in. Eric Rumsey stated that he and Ann-Marie Aubrey had discussed this and that she also agrees that it should include handicapped housing. He read the first sentence from the deleted Section 575: "For purposes of this Regulation, elderly housing shall meet all Federal and State guidelines pertaining to age and/or handicapped requirements." He suggested adding, "The facility/property must comply with current ADA requirements and Connecticut/International building code requirements." Mr. Held suggested that just referencing Connecticut Building Code would cover all the bases as it references all other applicable codes. Mr. Held will add to the end of #10 – A Planned Elderly Housing Development shall comply with all accessibility requirements of the Connecticut Building Code as amended. Mr. Held stated that this would cover ADA.

There was discussion regarding passive and active recreation areas. Mr. Held stated that the Applicant is agreeable to adding #21 - A Planned Elderly Housing Development shall include indoor and/or outdoor recreational space for the residents.

There was discussion regarding passenger pick-up and discharge.

There was discussion regarding parking. Brian Card stated that this is a combination of housing and commercial. Housing is 2.3 per unit and Commercial is per square footage. Mr. Held will change #6 to read: Parking shall be provided at a rate of at least ¾ space per dwelling unit and shall not exceed 4 spaces per dwelling unit. The applicant shall submit a study substantiating the proposed parking.

Brian Card suggested the following to Definitions, Section 310: Planned Elderly Housing – the use of one or more multi-family structure(s) on a lot, the structure(s) specifically designed and intended for the housing and congregate housing of elderly persons and/or persons with a disability.

Brian Card suggested the following for Section 575: For purposes of this regulation, Planned Elderly Housing shall meet all Federal and State guidelines pertaining to age and requirements for persons with a disability.

There was discussion regarding whether all units should be handicapped accessible. Eric Rumsey noted that #10 addresses accessibility for interior and exterior. Brian Card stated that it could be argued that it only pertains to sidewalks. Mr. Held stated that the Applicant is okay with making all units handicapped accessible if the Commission wants it that way. There was disagreement among Commission Members. Brian Card commented again that it doesn't all fit under one regulation. Keith Thurlow suggested leaving and/or because the more flexibility, the better.

There was discussion regarding whether there are too many changes being made from what was public noticed. Eric Rumsey explained that no bounds had been overstepped.

Joyce Ricci, Sunset Drive, stated that she is on the Board of Directors at Westfield Village where there are only a couple of handicap accessible units in the whole development of senior housing. She feels that it would be overkill to have all units handicapped accessible.

Mr. Held stated the changes to be made to the proposed language:

- Section 310: Planned Elderly Housing – the use of one or more multi-family structure(s) on a lot, the structure(s) specifically designed and intended for the housing or congregate housing of elderly persons and/or persons with a disability, and uses accessory to the Planned Elderly Housing, excluding convalescent facilities.
- Section 575: (First sentence in top paragraph) For purposes of this regulation, Planned Elderly Housing shall meet all Federal and State guidelines pertaining to age and/or requirements for persons with a disability.
#6: Parking shall be provided at a rate of at least ¾ space per dwelling unit and shall not exceed 4 spaces per dwelling unit. The applicant shall submit a study substantiating the proposed parking.
#10 – (Add to the end): A Planned Elderly Housing Development shall comply with all accessibility requirements of the Connecticut Building Code as amended.
Add # 21: A Planned Elderly Housing Development shall include indoor and/or outdoor recreational space for the residents.

Motion by Todd Nelson to close Zone (Text) Change Application #16-1139 of Westview Land Company; Section 900; to re-establish planned elderly housing regulations in both the Town of Killingly Zoning Regulations (Sections 310 & 410.3.2 & 420.2.2 & Add Section 575) and Borough of Danielson Zoning Regulations (Sections 300 & 420.2 & Change Section 575).

Changes agreed upon for the proposed language:

- Section 310: Planned Elderly Housing – the use of one or more multi-family structure(s) on a lot, the structure(s) specifically designed and intended for the housing or congregate housing of elderly persons and/or persons with a disability, and uses accessory to the Planned Elderly Housing, excluding convalescent facilities.
- Section 575: (First sentence in top paragraph) For purposes of this regulation, Planned Elderly Housing shall meet all Federal and State guidelines pertaining to age and/or requirements for persons with a disability.
#6: Parking shall be provided at a rate of at least $\frac{3}{4}$ space per dwelling unit and shall not exceed 4 spaces per dwelling unit. The applicant shall submit a study substantiating the proposed parking.
#10 – (Add to the end): A Planned Elderly Housing Development shall comply with all accessibility requirements of the Connecticut Building Code as amended.
Add # 21: A Planned Elderly Housing Development shall include indoor and/or outdoor recreational space for the residents.

Second by Milburn Stone. Motion carried unanimously (5-0).

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

1. Special Permit Application #16-1135 of Eastconn, Section 40.2.2(i), Nursery Schools and day care centers; to renovate 4,180 square feet of existing warehouse space into an early childhood site for the Federal Head Start Program; 556 Westcott Road; GIS Map 214, Lot 6; ~5.32 acres, General Commercial Zone.

Diane Gozemba, Director of Early Childhood Admissions at Eastconn, represented the Applicant. She gave an overview of the proposal:

- To serve children ages 0-5 years old.
- Two classrooms for infants and toddlers (very little of this type of care in Town).
- Head Start Program Funding.
- Outgrew the space at 1620 Upper Maple Street. Adult Ed services have moved to this space and would enable parents and children to go to training/school together.
- Currently there are 16 infants/toddlers and 15 preschool children. This will expand with additional funding. Maximum capacity would be 48 students.
- This will be on the first floor in the rear of the building.
- Currently paved. Playgrounds do not currently exist.
- Proposing a 4-foot high, chain-link fence.
- Hours of Operation: 7 a.m. to 5 p.m. Head Start children (morning only) are bused in and out by one bus. Infants and toddlers are brought in by their families.
- Head Start Program is primarily Killingly with priority going to Killingly residents.
- On-site septic. Ms. Gozemba explained that they need an approval letter from the NDDH for licensing.
- Testing for lead in the water.
- There will be lighting on the outside of the building. Keith Thurlow explained that it will need to meet dark-sky standards.
- It is closed off from the adult education program.

Eric Rumsey suggested a condition of approval:

- Site Plan to be completed and is required to be approved by Staff and recorded prior to the start of any construction.

Sheila Roddy asked if Ms. Gozemba was aware of the differences in the Building Code for early educational requirements. Ms. Gozemba stated that she is aware and that anything that needs to be done will be done.

Keith Thurlow asked about the fence where there are 6 to 7 feet between the existing building and the fence line. Ms. Gozemba stated that they are still determining the amount of space and she indicated the paved/not paved areas and where a walkway may be placed. Keith Thurlow stated concern for the children running off. Ms. Gozemba stated that they have a high ratio of staff to children 1 to 4 (1 to 3 for infant/toddler program). Mr. Thurlow stated that he would like it to be

enclosed to protect from the driveway area. Ms. Gozemba stated that each classroom has its own exit and that it could be fenced in on the ends.

Greg Glaude, Killingly Engineering Associates, stated that he had been involved when it was approved (at Staff level) for Eastconn to get into the building and he feels it is a good fit and there is ample room on the property. He has detailed drawings/site plans that were done for the previous application.

Motion by Milburn Stone to close Special Permit Application #16-1135 of Eastconn, Section 40.2.2(i), Nursery Schools and day care centers; to renovate 4,180 square feet of existing warehouse space into an early childhood site for the Federal Head Start Program; 556 Westcott Road; GIS Map 214, Lot 6; ~5.32 acres, General Commercial Zone. Second by Todd Nelson. Motion carried unanimously (5-0).

C. Site Plan Reviews - None

D. Subdivisions - None

E. Other/Variou s - None

VII. UNFINISHED BUSINESS

A. Zone Change Applications – (review/discussion/action)

1. Zone (Text) Change Application #16-1139 of Westview Land Company; Section 900; to re-establish planned elderly housing regulations in both the Town of Killingly Zoning Regulations (Sections 310 & 410.3.2 & 420.2.2 & Add Section 575) and Borough of Danielson Zoning Regulations (Sections 300 & 420.2 & Change Section 575).

Motion by Brian Card to deny Zone (Text) Change Application #16-1139 of Westview Land Company; Section 900; to re-establish planned elderly housing regulations in both the Town of Killingly Zoning Regulations (Sections 310 & 410.3.2 & 420.2.2 & Add Section 575) and Borough of Danielson Zoning Regulations (Sections 300 & 420.2 & Change Section 575). Second by Todd Nelson.

Reason stated: He feels this is trying to include too many different housing types (elderly housing for active adults, assisted living and nursing homes) all under one regulation.

Roll Call Vote: Brian Card – yes; Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – no; Keith Thurlow – no. Motion to deny carried (3-2).

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

1. Special Permit Application #16-1135 of Eastconn, Section 40.2.2(i), Nursery Schools and day care centers; to renovate 4,180 square feet of existing warehouse space into an early childhood site for the Federal Head Start Program; 556 Westcott Road; GIS Map 214, Lot 6; ~5.32 acres, General Commercial Zone.

Motion by Todd Nelson to approve Special Permit Application #16-1135 of Eastconn, Section 40.2.2(i), Nursery Schools and day care centers; to renovate 4,180 square feet of existing warehouse space into an early childhood site for the Federal Head Start Program; 556 Westcott Road; GIS Map 214, Lot 6; ~5.32 acres, General Commercial Zone with the following condition:

- Site Plan to be completed and is required to be approved by Staff and recorded prior to the start of any construction and before applying for any building permits.

Second by Sheila Roddy.

Roll Call Vote: Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Keith Thurlow – yes. Motion carried unanimously (5-0).

C. Site Plan Reviews - None

D. Subdivisions – None

E. Other/Variou s – (review/discussion/action)

1. Killingly Zoning Regulations Section 560 “Earth Filling and Excavation” – Nothing new at this time -- revised draft still in process.

VIII. NEW BUSINESS

A. Zone Change Applications – None

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

1. Special Permit Application #16-1141 of Al Chatelle; Section 700 (Special Permit) and Section 470 (Site Plan); re: Sections 420.2.2(a)[outdoor retail]; 420.2.2(m)[specialized equipment]; and 420.2.2(n)[contractor's yard]; for building #1 – continuation of the historical use of a trucking terminal; office for and sales of marble & granite countertops; retaining wall company office w/ sales of landscape materials & contractor equipment rentals; building 2 will house a tree service company and garage for service of company's trucks; 574 Westcott Road; GIS Map 214, Lot 7; ~12.953 acres; General Commercial Zone.

Eric Rumsey stated that the application is complete.

Greg Glaude, Killingly Engineering Associates, represented the Applicant. He stated that the uses for which the Applicant is seeking a special permit, had been stated for the record.

Motion by Brian Card to receive and schedule a public hearing for Special Permit Application #16-1141 of Al Chatelle; Section 700 (Special Permit) and Section 470 (Site Plan); re: Sections 420.2.2(a)[outdoor retail]; 420.2.2(m)[specialized equipment]; and 420.2.2(n)[contractor's yard]; for building #1 – continuation of the historical use of a trucking terminal; office for and sales of marble & granite countertops; retaining wall company office w/ sales of landscape materials & contractor equipment rentals; building 2 will house a tree service company and garage for service of company's trucks; 574 Westcott Road; GIS Map 214, Lot 7; ~12.953 acres; General Commercial Zone for Monday, August 15, 2016, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Sheila Roddy. Motion carried unanimously (5-0).

C. Site Plan Reviews - None

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, and one (1) new lot for a proposed residence; 125 Mashentuck Road; ~4.406 acres; GIS Map 174, Lot 5; Rural Development Zone.

Eric Rumsey stated that the Application is pending approvals from the IWWC and NDDH. There was some discussion whether this is a subdivision or a re-subdivision.

Greg Glaude, represented the Applicant, and explained that it is a subdivision. He indicated the property on a parcel history map. He did a presentation:

- The Coddings want to divide off a piece for their daughter.
- They will acquire a one-acre piece to the east which will make their property bigger so they will have enough frontage. Then they will divide it. They met with Staff regarding the split frontage.
- Site plan shows that they can meet all setbacks.
- On-site septic system.

Motion by Brian Card to receive and schedule a public hearing for Proposed Two (2) Lot Subdivision Application #16-1142 of Robert C. Codding; for one (1) lot with pre-existing residence, and one (1) new lot for a proposed residence; 125 Mashentuck Road; ~4.406 acres; GIS Map 174, Lot 5; Rural Development Zone for Monday, August 15, 2016, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Sheila Roddy. Motion carried unanimously (5-0).

E. Other/Various - None

1. Site Plan Review Section 490 of the Borough of Danielson Zoning Regulations – Occupation of the existing 3rd floor of the Main Street Exchange Building, by a personal service establishment; 134 Main Street; Central Business District Zone. Purpose: To determine if the Commission is comfortable having the application heard by staff.

Eric Rumsey stated that the potential occupant is a licensed massage therapist. He explained that Borough Zoning Regulations requires that site plan review for the Central Business District come before the P&Z Commission. However, the Commission has allowed Staff to approve a site plan review recently on School Street.

Mr. Rumsey stated that it meets all the requirements of the Business District. He asked if the Commission would be comfortable with Staff reviewing a site plan for re-occupation of a building. Consensus was to allow site plan review by Staff.

IX. ADOPTION OF MINUTES

Regular Meeting of June 20, 2016

Motion by Sheila Roddy to adopt the Minutes of the Regular Meeting of June 20, 2016. Second by Todd Nelson. Motion carried unanimously.

It was noted that the Minutes of the Special Workshop Meeting of June 20, 2016, were not on the Agenda for approval. It will be added to the agenda for the next meeting.

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 – (review/discussion/action)

1. Special Permit Application #15-1110 of the Snake Meadow Club, Inc., request to change type and amount of bond required for restoration and permitting of a gravel operation; 377 Snake Meadow Road; GIS Map 267; Lot 1: 51.03 acres; Rural Development Zone.

Eric Rumsey referred to a letter from the Snake Meadow Club dated May 17, 2016, that the P&Z Commission had received stating that they have been unable to obtain an insurance bond which was part of the approval. They are proposing a \$10,000.00 cash bond that would be put into a bank account instead of the \$28,000.00 insurance bond. He read the comments from Town Engineer, Dave Capacchione, in which he stated that he is reluctant to change the conditions of approval. However, a cash bond in the per-acre amount listed in the approval conditions is acceptable to him, provided that on-site materials are used.

Discussion ensued. Brian Card stated that the use of on-site soil was part of the original approval (he referred to the Minutes of the P&Z Meeting of November 16, 2015 copies provided in the packets to Commission Members). Keith Thurlow stated that Dave Capacchione wants to be sure that there is sufficient loam to do the necessary landscaping. Brian Card stated that he would like to see the calculations. Todd Nelson stated that, judging by the site walk, they are good stewards of their property. Eric Rumsey agreed.

Motion by Todd Nelson to approve the bond reduction of the Snake Meadow Club, Inc., 377 Snake Meadow Road; GIS Map 267; Lot 1: 51.03 acres; Rural Development Zone to \$10,000.00, type of bond to be cash (held in a passbook savings account in the name of the Town of Killingly), requiring that the Applicant utilize the material on site, and not to be released without the Town Engineer's approval. Second by Milburn Stone. Motion carried (4-1). Brian Card was opposed.

2. Special Permit Application #09-962 of Green Hollow Properties, LLC, requesting release of their posted bond(s) in the amount of \$35,000.00; provided that certain conditions are met.

Eric Rumsey stated that there are a number of issues at this site and he is not in favor of reducing the bond amount at this time:

- Lainey Lane - Some paving needs to be completed (a single lane wide by approximately 30 feet);
- Lainey Lane – Four units which have not received Certificates of Compliance. Must get Certificates of Occupancy.
- Lainey Lane and Misty Way – Four open foundations holes. They must do something with these.
- Misty Way - Open grates for catch basins. Grates should be put in place and tack welded so they cannot be removed.
- Misty Way - They are not proposing to complete. Block off with Jersey barriers to prevent access along the road (at the very least).

The Town Engineer would like an Engineer's estimate.

Eric Rumsey stated that the current bond amount is much less than Staff's estimate. The bond amount of \$35,000.00 was to complete one set of four units with it carrying over to the next four units until the Project was complete, and there were some paving issues that were supposed to be taken care of.

Motion by Todd Nelson to allow public comment regarding Special Permit Application #09-962 of Green Hollow Properties, LLC, requesting release of their posted bond(s) in the amount of \$35,000.00; provided that certain conditions are met. Second by Milburn Stone. Motion carried unanimously (5-0).

Joe Mollicone represented the Owner, Dr. Geoffrey Parrillo, stated that he had been working on the Project. He explained that, when finishing Lainey Lane, the contractor was short a couple hundred square feet of asphalt and he will take care of it. The grates and foundations and Jersey barrier will also be taken care of. They will conform to suggestions for remedying the issues, but, if they do, they hope to get the money back.

Geoffrey Parillo, Managing Partner for Green Hollow, stated that they don't have Certificates of Occupancy, but they are working with the Building Inspector to get it completed. There are about 15 feet of asphalt left to be done because the paving contractor was shorted and he will be going back to do it and will put manhole covers in. They can do it in one day.

Eric Rumsey explained that the original bond estimated was \$70,245.00 and the Applicant only put up a \$35,000.00 bond.

Mr. Parillo asked what else (besides blocking Misty Way, putting sewer grates in, and finishing the paving for Lainey Lane) needs to be done to get the money back. Eric Rumsey replied open foundation holes (life safety issues). Mr. Parillo stated that they will close the foundations in.

There was discussion regarding legal issues that may arise due to abandoning Misty Way. Brian Card suggested that Misty Way may need to be removed from the Homeowner's Association Agreement draft language.

Keith Thurlow stated that the issues addressed by the Town Engineer and Staff need to be completed and then it would need to be approved by the Town Engineer before a release will be allowed.

F. Project Completion / Mylar Filing Extension / Site Plan Extension Requests / Re-Classify Phases – None

G. Requests to Allow Overhead Utilities – None

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

1. Next Regular Meeting – August 15, 2016

2. Next Workshop Meeting – To Be Announced

3. Next Special Meeting – July 19, 2016 – NTE Connecticut, LLC (Killingly High School Auditorium) - Discussion.

XII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

Elsie Bisset reported:

- EDC interviewed two developers for 140 Main Street and made a recommendation to the Town Manager to negotiate a development agreement with Daniel's Plumbing (Dan Smiley) to put retail on the first floor and market-rate housing on the second floor.
- Bike Night coming up.
- August 6th Airport Open House Day.

XIII. TOWN COUNCIL LIAISON REPORT

- Evaluation for Town Manager, Sean Hendricks.

XIV. ADJOURNMENT

Motion by Todd Nelson to adjourn at 9:53 p.m. Second by Brian Card. Motion carried unanimously (5-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk

Ann-Marie Aubrey

From: Jo-Ann S. Perreault
Sent: Monday, July 25, 2016 1:26 PM
To: Ann-Marie Aubrey
Subject: Minutes 7-18-2016
Attachments: PZC Regular Meeting Minutes (7-18-16).doc

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category

Good Afternoon!

Attached are the minutes for the above-referenced meeting.

I have the agreed-upon changes to the Westview application in red in the middle of the motion to close the public hearing (on page 4), but I'm not sure it is necessary as they are mentioned in the minutes (I had included that in the Motions Pages). If you don't feel they belong there, please delete.

I have Brian's reason for denial in red (page 5) as I had included it in the Motions Page. The reasons are pretty clear throughout the minutes, so if you don't feel it should be mentioned in the motion, please delete.

I have Todd Nelson in red in the motion to approve the Meeting Minutes (page 7) because I incorrectly had Milburn Stone as the second on the Motion Pages.

And, finally, in the motion to approve Snake Meadow (page 7) I have Brian Card was opposed in red because I forgot to include that in the Motion Pages.

If any of the above are okay, please just turn them black.

If there are any other changes, please e-mail me a final version noting any and all changes.

Thank you ☺

Jo-Ann S. Perreault
Assistant Town Clerk
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