



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

2024 JAN 12 AM 8:49
E. Egan, M. P. Wilson

TUESDAY – JANUARY 16, 2024

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

AGENDA

THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.

GO TO WWW.KILLINGLY.ORG 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.killingly.org.

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 2630-623-8482 when prompted.

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

PUBLIC HEARINGS CONT:

- 1) **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & Chirstopher Chenette/ Landowners); 18 Ware Road (GIS MAP 40, LOT 27) and 21 Pineville Road (GIS MAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new residential rental units, w/community bldg., parking, drainage and appurtenant utility services; under TOK Zoning Regulations; Medium Density, Section 410.3.2(j) Special Permitted Uses, (j) Multi-family Development; Section 555, Multi-Family Development; Article VII, Special Permits; Section 470 Site Plan Review. **CONT FROM 11/20/2023 & 12/18/2023**
- 2) **Special Permit Appl #23-1324** – John DeLuca, Jack Helfgott, Christine McGannon (Weld, LLC/Landowner); 543 Wauregan Rd, GIS MAP 262, LOT 20; ~2.1 acres; GC; to create an all interior, climate controlled, self-service storage facility fully contained in the existing bldg.; under GC-SP Sect. 420.2.2(q) Self-Service Storage Facilities; Sect 700 Special Permits. **CONT. 12/18/2023**
- 3) **Re-Subdivision Appl # 23-1325** - Gary Jaworski (Stephen & Marilyn Jaworski/Landowners); 1602 North Road, GIS MAP 21; LOT 11; 9.43 acres total; (#1 – 6.45 acres; #2 – 2.98 acres); rural Development; re-subdivision of Lot #11 into two (2) separate lots.
- 4) **Subdivision Appl # 23-1326** – Pyramid Builders (Applicant/Owner); 70 Otis Street: GIS MAP 113, LOT 64, MD; subdivision to create two (2) Lots {previous free/first split}.
- 5) **Special Permit Appl #23-1327** – DMD, LLC (Maahir Real Estate, LLC/Landowner); 13 Commerce Avenue, GIS MAP 198; LOT 68; ~0.42 acres; (Boro) Central Business District; construction of a redemption center to be entirely within the structure; Boro of Danielson Zoning Regs; Sect. 440 (CBD); Art. VII (Spec Perm); Sect. 490 (Site Plan Review)

Hearings' segment closes.

Meeting Business will continue.

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

- 1) **Subdivision Appl. #23-1319** – Kathie A. Hess (Bruce & Brenda Weeks / Landowners); 2 Weeks Lane; GIS MAP 108, LOT 30.1; 1.06 acres; ALZOD overlay district; to subdivide Lot 30.1 into two parcels, also a lot line adjustment between LOT 30 and LOT 30.1 will be necessary to create a conforming lot. **(review/discussion/action) CONT. FROM 09/18/2023, 10/16/2023, & 11/20/2023 – THIS IS WITHDRAWN.**
- 2) **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & Chirstopher Chenette/ Landowners); 18 Ware Road (GIS MAP 40, LOT 27) and 21 Pineville Road (GIS MAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new residential rental units, w/community bldg., parking, drainage and appurtenant utility services; under TOK Zoning Regulations; Medium Density, Section 410.3.2(j) Special Permitted Uses, (j) Multi-family Development; Section 555, Multi-Family Development; Article VII, Special Permits; Section 470 Site Plan Review. **CONT. FROM 11/20/2023 & 12/18/2023**
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VIII. NEW BUSINESS – (review/discussion/action)

1) **Special Permit Appl: 24-1328**; Austin Noel (Fred Schramm/Landowner); 427 Chestnut Hill Rd, GIS MAP 66, LOT 14, Rural Development; (home occupation) welding and fabrication business out of the garage, RD Sect. 410.1.2(I), (Spec Perm, Home Occupation) and Sect 595 (Home Occupation). **Receive, and schedule for hearing on TUESDAY, FEBRUARY 20, 2024.**

2) **Zone TEXT Change Appl: 24-1329**; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density. **Receive, and schedule for hearing on TUESDAY, FEBRUARY 20, 2024.**

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(*) Applications submitted prior to 5:00 PM on TUESDAY, JANUARY 9, 2024 - will be on the agenda as New Business, with a “date of receipt” of TUESDAY, JANUARY 16, 2024, and may be scheduled for action during the next regularly scheduled meeting of **TUESDAY, FEBRUARY 20, 2024.**

(*) Applications submitted by 11:30 AM on FRIDAY, JANUARY 12, 2024, will be received by the Commission (“date of receipt”) on TUESDAY, JANUARY 16, 2024. However, these applications may not be scheduled for action on **TUESDAY, FEBRUARY 20, 2024**, 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 – NOVEMBER 20, 2023
- 2) Regular Meeting Minutes – DECEMBER 18, 2023 (NO MINUTES – MEETING CANCELLED)

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

XI. CORRESPONDENCE

- 1) Killingly Planning & Zoning Commission Meeting Dates for 2024
- 2) Zoning Practice – January 2024 Edition

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

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT