



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

MONDAY – MARCH 20, 2017

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

**Killingly Town Hall
172 Main St., Killingly**

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2017 MAR 17 AM 8:27

Elizabeth M. Wilson

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 – (review/discussion/action)**
 - 1. Zone (MAP) Change Application #16-1158; Corner Properties, Inc.; to change a small industrial zoned parcel to rural development zoning; address 215 Tracy Road, GIS Map 34, Lot 6, ~ 50.102 sq. ft.; Industrial Zone (CONT. FROM 02/21/17)
 - B. Special Permits – (review/discussion/action)**
 - 1. Special Permit Application #17-1162; Ellen Wilson; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit above a proposed garage/workshop on an existing foundation; address 620 Chestnut Hill Road; GIS Map 53; Lot 18; ~5.0 acres; Low Density Zone
 - C. Site Plan Reviews – (review/discussion/action)**
 - None
 - D. Subdivisions – (review/discussion/action)**
 - None
 - E. Other/Various – (review/discussion/action)**
 - None

Hearings' segment closes.

Meeting Business will continue.

VII. UNFINISHED BUSINESS

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

- 1. Zone (Map) Change Application #16-1158 – of Corner Properties, Inc.; to change a small industrial parcel to rural development zoning ; address 215 Tracy Road, GIS Map 34, Lot 6, ~50,102 sq. ft.; Industrial Zone. (CONT. FROM 02/21/17)

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

- 1. Special Permit Application #17-1162; Ellen Wilson; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit above a proposed garage/workshop on an existing foundation; address 620 Chestnut Hill Road; GIS Map 53; Lot 18; ~5.0 acres; Low Density Zone

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

None

D. Subdivisions – (review/discussion/action)

None

E. Other/Various – (review/discussion/action)

None

VIII. NEW BUSINESS

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

None

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

1. Special Permit Application #17-1164; Francine_Nichols; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit above a garage; 20'x24'; 480 sq. ft. studio unit with full bath; address 91 River Road; GIS Map 30, Lot 15; ~1.8 acres; Rural Development Zone. Receive, and if the application is complete, schedule a hearing for Monday, April 17, 2017.

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

None

D. Subdivisions – (review/discussion/action)

1. Re-subdivision Application #17-1166; T&B Building Company; proposed five (5) lot re-subdivision; 322 Mashentuck Road & Cook Hill Road; GIS Map 162, Lot 15; ~13.64 acres; Rural Development Zone. Receive, and if application is complete, schedule a hearing for Monday, April 17, 2017.

E. Other/Various – (review/discussion/action)

None

Applications submitted prior to 5:00 PM on Monday, March 13, 2017 will be on the agenda as New Business, with a "date of receipt" of Monday, March 20, 2017, and may be scheduled for action during the regular meeting of Monday, April 17, 2017.

Applications submitted by noon on Friday, March 17, 2017 will be received by the Commission ("date of receipt") on Monday, March 20, 2017. However, these applications may not be scheduled for action in April, 2017 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 February 21, 2017.

Special Workshop Meeting of March 13, 2017.

X. WORKSHOP SESSION

None

XI. CORRESPONDENCE

See attached, if any.

XII. OTHER

A. CGS 8-24 Referrals – review/discussion/action

1. 2017-2018 Town of Killingly Capital Improvement Program – review/discussion/action

B. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s) – Enclosed

C. Inland Wetlands and Watercourses Agent's Report – Enclosed

D. Building Office Report - Enclosed

E. Bond Releases / Reductions / Calls – review/discussion/action

F. Project Completion / Mylar Filing Extension / Site Plan Extension Requests / Re-Classify Phases

1. Special Permit Application #16-1145; Mylar Filing Extension; Briarwood Falls, LLC (Dereck Santini); 142 unit active adult community per section 570 (PRD); Cook Hill Road & Deerwood Drive; GIS Map 138; Lot 012; ~91.5 acres; Low Density Zone.

(NOTE: New Deadline for Filing Mylars will be by the end of business on Monday July 10, 2017.)

2. Subdivision Application #07-436; Site Plan Extension Request by Thomas Thurlow successor in interest to Steve Bousquet; requesting a five (5) year extension for a two lot subdivision {94 Williamsville} (one lot is already developed); located at 98 & 100 Williamsville Road (100 is the developed front lot); GIS MAP 108; Lots 13 & 13-1 (13 is developed lot); ~2.6 acres (~0.93 acres developed); Low Density Zone **(NOTE: If approved, approval retroactive to 12/17/2016)**

3. Special Permit Application #11-1015; Site Plan Extension Request by Timothy King; for 30 unit planned residential development; 46 Cardinal Drive; ~8.03 acres; Low Density Zone **(NOTE: If approved, approval retroactive to 01/17/2017)**

G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility – (review/discussion/action)
None

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

1. Next Regular Meeting – Monday, April 17, 2017
2. Next Workshop Meeting – To Be Announced – If needed
3. Next Special Meeting – To Be Announced – If needed

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT