

- CORRECTED -

**KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, JANUARY 16, 2018**

RECEIVED
TOWN CLERK, KILLINGLY, CT
2018 JAN 18 PM 4:55

ROLL CALL VOTES:

Board Members:	Attendance	1	2	3	4
Brian Card	√	+	+	+	+
Virge Lorents	√	+	+	+	+
Sheila Roddy	√	+	+	+	+
Milburn Stone	Absent with Notice				
Keith Thurlow	√	+	+	+	+
Matthew Wendorf – Alternate	√	+	+	+	+
Vacant - Alternate					

Elizabeth M. Wilson

Mathew Wendorf was seated as a voting member.

Motion 1 Motion was made by Virge Lorents to move Item:
III. ELECTION OF OFFICERS FOR A ONE YEAR TERM; REVIEW OF BY-LAWS; AND OTHER ORGANIZATIONAL BUSINESS – (review/discussion/action)
to later on the Agenda.
Second by Mathew Wendorf. Motion carried unanimously (5-0-0).

Motion 2 Motion was made by Virge Lorents to include the following Addendum on the Agenda:
IX. NEW BUSINESS
B. Special Permits – (review/discussion/action)
1. Special Permit Application #18-1186; Country Living at Westview Commons, LLC; construction of a 73 unit residential life care community (includes one building and associated infrastructure); 117 Ware Road; GIS Map 32; Lot 41; ~4.8 acres; Low Density Zone. Receive, and if complete, the board may schedule a public hearing for their next regularly scheduled meeting of Tuesday, February 20, 2018, at 7:00 pm; Town Meeting Room, Second Floor, Killingly Town Hall.

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

Motion 3 Motion was made by Brian Card to continue the public hearing for Subdivision Application #17-1184; Jill Marquardt, Trustee; proposed 7 lot residential subdivision & open space; extension of Cardinal Drive; GIS Map 112; Lot 30; ~16.0 acres; Low Density Zone (**CONT. FROM DEC. 18, 2017**) to the next regular meeting of the Planning and Zoning Commission on Tuesday, February 20, 2018, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. contingent upon submission of a request for continuance from the Applicant. Second by Virge Lorents. Motion carried unanimously (5-0-0).

Motion 4 Motion was made by Brian Card to close the public hearing for Subdivision Application #17-1185; 40 Airport Road, LLC; proposed 7 lot residential subdivision (fee-in-lieu); 40 Airport Road; GIS Map 158; Lot 4 (portion of); ~9.5 acres; Low Density Zone (**CONT. FROM DEC. 18, 2017**). Second by Sheila Roddy. Motion carried unanimously (5-0-0).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, JANUARY 16, 2018

ROLL CALL VOTES:

Board Members:	Attendance	5	6	7	8	9	10	11
Brian Card	√	+	+	+	+	+	+	+
Virge Lorents	√	+	+	+	+	+	+	+
Sheila Roddy	√	+	+	+	+	+	+	+
Milburn Stone	Absent with Notice							
Keith Thurlow	√	+	+	+	+	+	+	+
Matthew Wendorf – Alternate	√	+	+	+	+	+	+	+
Vacant - Alternate								

Mathew Wendorf was seated as a voting member.

Motion 5 Motion was made by Brian Card to approve Subdivision Application #17-1185; 40 Airport Road, LLC; proposed 7 lot residential subdivision (fee-in-lieu); 40 Airport Road; GIS Map 158; Lot 4 (portion of); ~9.5 acres; Low Density Zone (**CONT. FROM DEC. 18, 2017**) with the following conditions:

- Waiver be granted for Sidewalks.
- Fee-in-lieu of open space be granted in the amount of \$5,000.00 to be submitted at the time of the recording of the mylars.
- Shared driveway agreement to be provided to Town Staff for review.
- Drainage design and calculations to be reviewed by the Town Engineer. Volumes and flow rate across Airport Road to be no more than existing conditions.

Second by Sheila Roddy.

Roll Call Vote: Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Matthew Wendorf – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

Motion 6 Motion was made by Virge Lorents to receive and schedule a public hearing for Special Permit Application #18-1186; Country Living at Westview Commons, LLC; construction of a 73 unit residential life care community (includes one building and associated infrastructure); 117 Ware Road; GIS Map 32; Lot 41; ~4.8 acres; Low Density Zone for the next regularly scheduled meeting of Tuesday, February 20, 2018, at 7:00 pm, Town Meeting Room, Second Floor, Killingly Town Hall. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 7 Motion was made by Virge Lorents to schedule a public hearing for the introduction of proposed amendments to Article VI. Administration and Enforcement for Monday, March 19, 2018, at 7:00 pm, Town Meeting Room, Second Floor, Killingly Town Hall. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 8 Motion was made by Sheila Roddy to accept the Minutes of the Regular Meeting of Monday, December 18, 2017. Second by Matthew Wendorf. There was discussion. Motion carried unanimously (5-0-0).

Motion 9 Motion was made by Sheila Roddy to approve Site Plan Application #05-862; Upper Maple LLC; Site Plan Approval Extension Request to April 18, 2019; for a 32-Unit Planned Elderly Housing Project; 25 Colonial Drive; GIS Map 113; Lot 29.6; ~6.5 acres; Low Density Zone. **NOTE: THIS IS THE FINAL EXTENSION THAT CAN BE GRANTED.** Second by Virge Lorents. Motion carried unanimously (5-0-0).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, JANUARY 16, 2018

ROLL CALL VOTES:

Board Members:	Attendance	10	11
Brian Card	√	+	+
Virge Lorents	√	+	+
Sheila Roddy	√	+	+
Milburn Stone	Absent with Notice		
Keith Thurlow	√	+	+
Matthew Wendorf -- Alternate	√	+	+
Vacant - Alternate			

Mathew Wendorf was seated as a voting member.

Motion 10 Motion was made by Virge Lorents to nominate the current slate of Officers: Keith Thurlow as Chairman; Brian Card as Vice Chairman; and Sheila Roddy as Secretary. Second by Matthew Wendorf.

There were no other nominations. Ann-Marie Aubrey, Moderator, closed nominations.
Motion carried unanimously (5-0-0).

Motion 11 Motion was made by Matthew Wendorf to adjourn at 9:06 p.m. Second by Brian Card.
Motion carried unanimously (5-0-0).