

RECEIVED  
TOWN CLERK, KILLINGLY, CT

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF MONDAY, OCTOBER 21, 2019**

OCT 22 PM 1:21

ROLL CALL VOTES:

Board Members:

Attendance	1	2	3	4	5
Brian Card	✓	+	+	+	+
Virge Lorents	✓	+	+	+	+
Sheila Roddy	Absent with Notice				
Milburn Stone	✓	+	+	+	+
Keith Thurlow	✓	+	+	+	+
Matthew Wendorf – Alternate	Absent				
Vacant - Alternate					

*Elizabeth M. Wilson*

**Motion 1** Motion was made by Brian Card to approve Un-Subdivision Application #19-1225; Bell CT Property, LLC; Stephen Bell, Member; current owner of real estate currently known as 317 Valley Road; wants to un-subdivide the property for tax purposes; 55 Lot subdivision; 317 (333) Valley Road, LD and RD Zones – **CONT. FROM 09/16/2019**. Second by Milburn Stone. There was discussion.

**Motion 2** Motion was made by Brian Card to amend his motion to approve Un-Subdivision Application #19-1225; Bell CT Property, LLC; Stephen Bell, Member; current owner of real estate currently known as 317 Valley Road; wants to un-subdivide the property for tax purposes; 55 Lot subdivision; 317 (333) Valley Road, LD and RD Zones – **CONT. FROM 09/16/2019** to add the following conditions:

- Mylar be filed on the land records showing that it is back to a single lot.
- If it is necessary to make changes to the deed, that a new deed be filed.

Second by Milburn Stone.

Roll Call Vote on the Amendment: Brian Card – yes; Virge Lorents – yes; Milburn Stone – yes; Keith Thurlow – yes. Motion carried unanimously (4-0-0).

Roll Call Vote on the Main Motion as Amended: Virge Lorents – yes; Milburn Stone – yes; Brian Card – yes; Keith Thurlow – yes. Motion, as amended, carried unanimously (4-0-0).

**Motion 3** Motion was made by Virge Lorents to schedule a sitewalk for Special Permit Application #19-1226; Michael S. Teed; (Beth Thompson, Landowner); request special permit to change one non-conforming use to another non-conforming use under Section 520.7 "Change" of the Town of Killingly Zoning Regulations; (production brewery combined with a retail space for the consumption and sale of beer); 1001 Hartford Pike; GIS Map 117; Lot 29; Low Density Zone. There was no second to the Motion. Motion failed.

**Motion 4** Motion was made by Brian Card to schedule a public hearing for Special Permit Application #19-1226; Michael S. Teed; (Beth Thompson, Landowner); request special permit to change one non-conforming use to another non-conforming use under Section 520.7 "Change" of the Town of Killingly Zoning Regulations; (production brewery combined with a retail space for the consumption and sale of beer); 1001 Hartford Pike; GIS Map 117; Lot 29; Low Density Zone for November 18, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (4-0-0).

**Motion 5** Motion was made by Brian Card to grant Gravel Permit Extension Application #19-1227; Ernest Joly & Sons, Inc; for a three (3) year permit extension/renewal for sand and gravel excavation, including gravel crushing operation; contains approximately 175 acres of land; 32 Beatrice Avenue; GIS MAP 262; Lot 15. (Prior files #16-1155; #04-860, etc.) Activities to be done according to State and local regulations and recommendations by the Town Staff regarding E&S. Second by Virge Lorents. Motion carried unanimously (4-0-0).

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF MONDAY, OCTOBER 21, 2019**

**ROLL CALL VOTES:**

Board Members:	Attendance	6	7	8	9	10	11	12	13
Brian Card	√	+	+	+	+	+	+	+	+
Virge Lorents	√	+	+	+	+	+	+	+	+
Sheila Roddy	Absent with Notice								
Milburn Stone	√	+	+	+	+	+	+	+	+
Keith Thurlow	√	+	+	+	+	+	+	+	+
Matthew Wendorf – Alternate	Absent								
Vacant - Alternate									

**Motion 6** Motion was made by Milburn Stone to open the floor to allow the public to speak regarding **File #19-1228**; Anthony J. & Josephine A. Pulcinella Family Revocable Living Trust; commission to determine if an illegal subdivision of lots has taken place; 333 Breakneck Hill Road; GIS MAP 65; Lot 7; Rural Development Zone. Second by Brian Card. Motion carried unanimously (4-0-0).

**Motion 7** Motion was made by Brian Card that, after reviewing the documents presented, a determination has been made that **File #19-1228**; Anthony J. & Josephine A. Pulcinella Family Revocable Living Trust; an unapproved subdivision of lots has taken place; 333 Breakneck Hill Road; GIS MAP 65; Lot 7; Rural Development Zone. Second by Virge Lorents.

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

**Motion 8** Motion was made by Virge Lorents to approve the Minutes of the Special Meeting / Workshop of Monday, September 16, 2019 – RE: Workshop, Parking Regulations. Second by Brian Card. Motion carried unanimously (4-0-0).

**Motion 9** Motion was made by Virge Lorents to approve the Minutes of the Regular Meeting of Monday, September 16, 2019. Second by Milburn Stone. Motion carried unanimously (4-0-0).

**Motion 10** Motion was made by Brian Card to approve the Minutes of the Special Meeting / Workshop of Monday, September 30, 2019 – RE: POCD. Second by Virge Lorents. Motion carried unanimously (4-0-0).

**Motion 11** Motion was made by Brian Card to approve the Minutes of the Special Meeting / Workshop of Monday, October 7, 2019 – RE: POCD. Second by Virge Lorents. Motion carried unanimously (4-0-0).

**Motion 12** Motion was made by Virge Lorents to approve the Meeting Schedule for 2020. Second by Milburn Stone. Motion carried unanimously (4-0-0).

**Motion 13** Motion was made by Brian Card to adjourn at 8:37 p.m. Second by Virge Lorents. Motion carried unanimously (4-0-0).