

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, APRIL 18, 2022

RECEIVED
TOWN CLERK, KILLINGLY, CT

2022 APR 20 PM 1:38

Douglas Construction, LLC

ROLL CALL VOTES:

Board Members:	Attendance	1	2
Brian Card	√	+	+
Virge Lorents	√	+	+
John Sarantopoulos	√	-	+
Matthew Wendorf	Arrived at 7:37 p.m.	Rec.	+
Keith Thurlow	√	+	+
Michael Hewko - Alternate	√	+	
Vacant – Alternate			
Vacant - Alternate			

Michael Hewko was seated as a voting Member for part of this meeting (until after Motion #1).

Motion 1 Motion was made by Virge Lorents to approve **Zone MAP Change Ap #21-1278**; Douglas Construction (Jim Vance/Landowner) & Laurel A. Horne (Applicant & Landowner); 605 Providence Pike; GIS MAP 224, LOT 14; ~177 acres, RD **AND** 613 Providence Pike; GIS MAP 224, LOT 13, ~4.6 acres, RD; request to change zoning from Rural Development to General Commercial.

Second by Brian Card. There was discussion.

Roll Call Vote: Brian Card – yes; Virge Lorents – yes; John Sarantopoulos – no; Michael Hewko – yes; Keith Thurlow – yes.

Ms. Lorents noted the following reasons for approval:

- The property is located on Route 6 which is an underutilized highway.
- The ability to access Route 6 is a plus for a commercial operation.

Attorney Slater explained that he was able to verify that, for the petition, all owners would have been needed (husband and wife joint owners would both need to protest), but it is irrelevant, in this case, because the vote was 4 out of 5 in favor, therefore, it passes. Attorney Slater explained that other Members could suggest other reasons for approval and then the group, by consensus, could adopt them, or they could state individual reasons.

Four Members of the Commission (Brian Card, Virge Lorents, Michael Hewko and Keith Thurlow) were in agreement with Ms. Lorents' reasons for approval and Mr. Card added the following:

- The POCD requires that we identify areas for potential commercial development which is what we did on areas of major highways.
- It is enhancing small businesses and commercial enterprises.

Motion #1 carried (4-1-0)

John Sarantopoulos was opposed. Matthew Wendorf had recused himself.

Motion 2 Motion was made by Virge Lorents to continue the public hearing for **Spec Perm Ap #22-1282**; Jolley Commons, LLC (Applicant/Owner); 120 Wauregan Rd; GIS MAP 220, LOT 21; ~6.4 acres; Gen Comm Zone; excavation & removal of gravel products; under Sect 560, et seq (Earth Filling & Excavation); Sect 700 et seq (Spec Perm); & Sect 470 et Seq (Site Plan) of the TOK Zoning Regs., to Monday, May 16, 2022, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (5-0-0).

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ROLL CALL VOTES:

Board Members:	Attendance	3	4	5	6
Brian Card	√	+	+	+	+
Virge Lorents	√	+	+	+	+
John Sarantopoulos	√	+	+	+	+
Matthew Wendorf	Arrived at 7:37 p.m.	+	+	+	+
Keith Thurlow	√	+	+	+	+
Michael Hewko - Alternate	√				
Vacant – Alternate					
Vacant - Alternate					

Michael Hewko was seated as a voting Member for part of this meeting (until after Motion #1).

Motion 3 Motion was made by Virge Lorents to close the public hearing for **Spec Perm Ap # 22-1286** – American Storage Centers, LLC, (American Sports Centers, Inc./Landowner); 551 Westcott Rd; GIS MAP 214; LOT 5; ~3.8 acres; GC; request to construct 6 new buildings & convert 1 existing building to establish a self-service storage facility; under TOK Zoning Regs Section 420.2.2[q].

Second by Matthew Wendorf. No discussion.

Motion carried unanimously (5-0-0).

Motion 4 Motion was made by Brian Card to approve **Spec Perm Ap # 22-1286** – American Storage Centers, LLC, (American Sports Centers, Inc./Landowner); 551 Westcott Rd; GIS MAP 214; LOT 5; ~3.8 acres; GC; request to construct 6 new buildings & convert 1 existing building to establish a self-service storage facility; under TOK Zoning Regs Section 420.2.2[q], with the following conditions:

- DOT approval must be received prior to building permit issuance.
- Fencing at the southeast corner be moved to the road side of the basin.
- Lighting be dark-sky compliant with timer based no longer than 30 minutes.
- Proposed site sign at the entrance dimensional requirements be verified with Staff.
- Safety bollards where needed around the building structure, where the utility tanks are, for protection purposes.

Second by Virge Lorents. No discussion.

Roll Call Vote: Virge Lorents – yes; John Sarantopoulos – yes; Matthew Wendorf – yes; Brian Card – yes; Keith Thurlow – yes.

Motion carried unanimously (5-0-0).

Motion 5 Motion was made by Virge Lorents to schedule a public hearing for **Zone TEXT Change Ap # 22-1287** – Town of Killingly, special permitted use under Business Park, General Commercial, Light Industrial, Mill Mixed Use and Mixed-Use Interchange Zones for the creation of cannabis establishments, for Monday, May 16, 2022, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously (5-0-0).

Motion 6 Motion was made by Virge Lorents to receive and assign to Staff **Site Plan Ap # 22-1288** – Noah Janetatos (AK Real Estate, LLC / Owner); 162 Main Street, GIS MAP 198, LOT 126, Central Business District (Borough of Danielson Zoning Regulations), ~0.28 acres, for location of new retail business (liquor store) in pre-existing building.

Second by Matthew Wendorf. There was discussion regarding the location and also about State licensing for liquor.

Motion carried unanimously (5-0-0).

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ROLL CALL VOTES:

Board Members:	Attendance	7	8	9	10	11
Brian Card	√	+	+	+	+	+
Virge Lorents	√	+	+	+	+	+
John Sarantopoulos	√	+	-	+	+	+
Matthew Wendorf	Arrived at 7:37 p.m.	+	+	+	+	+
Keith Thurlow	√	+	+	+	+	+
Michael Hewko - Alternate	√					
Vacant – Alternate						
Vacant - Alternate						

Michael Hewko was seated as a voting Member for part of this meeting (until after Motion #1).

Motion 7 Motion was made by Virge Lorents to receive and schedule a public hearing for **Special Permit Ap # 22-1289** – Dayville Four Corners, LLC (Applicant/Owner); 730 (736) Hartford Turnpike, GIS MAP 115, LOT 6, General Commercial Zone, ~7.07 acres, request use of existing space in building for liquor, beer & wine sales, under TOK Zoning Regs under 420.2.1(a) with reference to 420.1.2(i), for Monday, May 16, 2022, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.
 Second by John Sarantopoulos. There was discussion regarding that there is only one liquor license available. Motion carried unanimously (5-0-0).

Motion 8 Motion was made by Brian Card to move the Section 8-24 Referral forward - **Ap # 22-1290** – Town of Killingly (Applicant/Owner); 339 Main Street, GIS MAP 181, LOT 142, Borough High Residential Zone, ~10.5 acres, for expansion and renovation of the Killingly Memorial School.
 Second by Virge Lorents. No discussion.
 Motion carried (4-1-0). John Sarantopoulos was opposed.

Motion 9 Motion was made by Virge Lorents to schedule a public hearing for **Special Permit Ap# 22-1291** – Melting Point Welding & Fabrication, LLC (Weld, LLC / Owner), 543 Wauregan Road, GIS MAP 262, LOT 20, Light Industrial, ~2.1 acres; to conduct manufacturing activities pursuant to TOK Zoning Regs. Sec. 430.2.2(b), for Monday, May 16, 2022, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.
 Second by John Sarantopoulos. No discussion.
 Motion carried unanimously (5-0-0).

Motion 10 Motion was made by Matthew Wendorf to schedule a public hearing for **Zone TEXT Change Ap #22-1292** – Town of Killingly, allowing garages as a primary use in in rural development and low-density-zones only, for Monday, May 16, 2022, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.
 Second by Virge Lorents. No discussion.
 Motion carried unanimously (5-0-0).

Motion 11 Motion was made by John Sarantopoulos to move the Section 8-24 Referral forward to Town Council - **Ap #22-1293**, Town of Killingly, review and comment on the Affordable Housing Plan.
 Second by Virge Lorents. No discussion.
 Motion carried unanimously (5-0-0).

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ROLL CALL VOTES:

Board Members:	Attendance	12	13	14
Brian Card	√	+	+	+
Virge Lorents	√	+	+	+
John Sarantopoulos	√	+	+	+
Matthew Wendorf	Arrived at 7:37 p.m.	Abs.	+	+
Keith Thurlow	√	+	+	+
Michael Hewko - Alternate	√			
Vacant – Alternate				
Vacant - Alternate				

Michael Hewko was seated as a voting Member for part of this meeting (until after Motion #1).

Motion 12 Motion was made by Brian Card to approve the Minutes of the Regular Meeting of Monday, March 21, 2022.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously (4-0-1). Matthew Wendorf abstained.

Motion 13 Motion was made by Brian Card to approve the Minutes of the Special Meeting of Monday, March 28, 2022.

Second by Virge Lorents. No discussion.

Motion carried unanimously (5-0-0).

Motion 14 Motion was made by Matthew Wendorf to adjourn at 9:49 p.m.

Second by Virge Lorents. No discussion.

Motion carried unanimously (5-0-0).