

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF TUESDAY, FEBRUARY 20, 2018

RECEIVED
TOWN CLERK, KILLINGLY, CT
FEB 22 PM 2:13

Elizabeth M. Wilson

ROLL CALL VOTES:

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

Motion 1 Motion was made by Brian Card to move the following item:

VI. PUBLIC HEARINGS

D. Subdivisions – (review/discussion/action)

1. 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 01/16/2018 & 12/18/2017**

To above item:

VI. PUBLIC HEARINGS

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 (one bldg.); 117 Ware Road; GIS Map 32; Lot 41; ~4.8 acres; Low Density Zone.

Second by Virge Lorents. Motion carried unanimously (4-0-0).

Motion 2 Motion was made by Virge Lorents to close 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 01/16/2018 & 12/18/2017**. Second by Milburn Stone. Motion carried unanimously (4-0-0).

Motion 3 Motion was made by Brian Card to close the public hearing for Special Permit Application #18-1186; Country Living at Westview Commons, LLC; construction of a 73 unit residential life care community (one bldg.); 117 Ware Road; GIS Map 32; Lot 41; ~4.8 acres; Low Density Zone. Second by Milburn Stone. Motion carried unanimously (4-0-0).

Motion 4 Motion was made by Brian Card to approve Special Permit Application #18-1186; Country Living at Westview Commons, LLC; construction of a 73 unit residential life care community (one bldg.); 117 Ware Road; GIS Map 32; Lot 41; ~4.8 acres; Low Density Zone with the following conditions:

- Phased approach to parking with roughly 60 percent (77 of the 128 spaces) be done in stage one;
- Town Engineer to work with the Applicant to finalize the bonding questions for landscaping, parking bond as offered by the Applicant, and any E & S controls that the Town Engineer deems required in the bond;
- Water well approval required from DPH is received prior to construction and submitted to the Town;
- CT DOT approval required for the entrance way is received prior to construction and submitted to the Town;
- Retaining wall on the eastern side: the Applicant work with Staff on the architectural design for blending into the landscape and add additional plantings along the eastern side specifically focusing on the northeast corner of the property;
- At the completion of construction, the required professional certifications be submitted to the Town as per the Regulations.

Second by Milburn Stone. Motion carried unanimously (4-0-0).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF TUESDAY, FEBRUARY 20, 2018

ROLL CALL VOTES:

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

Motion 5 Motion was made by Brian Card to approve 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 01/16/2018 & 12/18/2017**, with the following conditions:

- Easements that have been submitted to Town Staff be reviewed and accepted and finalized with the Applicant with any comments addressed;
- The bond be submitted in the amount of \$150,000.00 as previously agreed to at the January 16, 2018 PZC meeting.
- Recommending three acres for the banking of open space (based on the calculations that Mr. Card did for the subdivision).

Second by Virge Lorents. Motion carried unanimously (4-0-0).

Motion 6 Motion was made by Virge Lorents to schedule a public hearing (contingent upon the Application being complete by the PZC's March 19, 2018 meeting) for Scenic Road Application # 18-1187; Adam Griffiths, request to designate Griffiths Road as a Scenic Road under Killingly Code of Ordinances Article IV. Scenic Roads; Sections 12.5-61 (Short Title) through and including Section 12.5-68 (Rescindment) for Monday, April 23, 2018, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (4-0-0).

Motion 7 Motion was made by Virge Lorents to schedule a workshop (to be held during the March 19, 2018 PZC Regular Meeting) Possible Zone Text Change (#18-1190); Town of Killingly; amendments to Section 566. Accessory Dwelling Unit to become Secondary Dwelling Unit. Second by Brian Card. Motion carried unanimously (4-0-0).

Motion 8 Motion was made by Virge Lorents to adopt the Minutes of the Regular Meeting of Tuesday, January 16, 2018. Second by Brian Card. Motion carried unanimously (4-0-0).

Motion 9 Motion was made by Virge Lorents to approve of both: (part A of motion) CGS 8-24 Referral Application #18-1188; Town of Killingly, boundary line correction between Town of Killingly and Westcott Wilcox Elderly Residential Housing; to correct encroachments between abutting parcels; and (part B of motion) CGS 8-24 Referral Application #18-1189; Town of Killingly, for the sale of "first split" parcel (to be called 163-1) located at 43 Westcott Road; ~.58 acres; to A&S Real Estate Enterprises, LLC. Second by Milburn Stone. Motion carried unanimously (4-0-0).

Motion 10 Motion was made by Brian Card to adjourn at 9:35 p.m. Second by Virge Lorents. Motion carried unanimously (4-0-0).