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**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF TUESDAY, FEBRUARY 21, 2017**

ROLL CALL VOTES:

| Board Members:            | Attendance | 1 | 2 | 3 | 4 | 5 | 6 |
|---------------------------|------------|---|---|---|---|---|---|
| Brian Card                | √          | + | + | + | + | + | + |
| Todd Nelson               | √          | + | + | + | + | + | + |
| Sheila Roddy              | √          | + | + | + | + | + | + |
| Milburn Stone             | √          | + | + | + | + | + | + |
| Keith Thurlow             | √          | + | + | + | + | + | + |
| Virge Lorents - Alternate | √          |   |   |   |   |   |   |
| Vacant- Alternate         |            |   |   |   |   |   |   |

*Elizabeth M. Wilson*

**Motion 1** Motion was made by Brian Card to add the following Addendum item to the Agenda:

**VIII. NEW BUSINESS**

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

1. Special Permit Application #17-1162 Ellen Wilson; Section 566 of TOK Zoning Regulations; to add a second residence (accessory dwelling unit) to be constructed 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.

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

**Motion 2** Motion was made by Milburn Stone to consider an issue that John Olenick of 58 Hartford Pike would like to discuss. Second by Todd Nelson. Motion carried unanimously (5-0-0).

**Motion 3** Motion was made by Todd Nelson to close Zone (TEXT) Change Application #16-1156; Town of Killingly, Planning & Zoning Commission initiated zone (text) change to add the definition for "Clinic" to Article III, Section 300 Definitions, to the Borough of Danielson Zoning Regulations. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

**Motion 4** Motion was made by Sheila Roddy to continue 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 to Monday, March 20, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m., pending feedback from the Town Attorney. Second by Milburn Stone. Motion carried unanimously (5-0-0).

**Motion 5** Motion was made by Todd Nelson to close Special Permit Application #16-1157; of Ernest Joly & Sons; for the conversion of a portion of an existing commercial building to a construction equipment repair facility (owners' equipment only); 32 Beatrice Avenue; GIS Map 262, Lot 15; ~ 114 acres; General Commercial Zone. Second by Brian Card. Motion carried unanimously (5-0-0).

**Motion 6** Motion was made by Brian Card to approve Zone (TEXT) Change Application #16-1156; Town of Killingly, Planning & Zoning Commission initiated zone (text) change to add the definition for "Clinic" to Article III, Section 300 Definitions, to the Borough of Danielson Zoning Regulations, effective March 27, 2017, at 12:01 a.m. Second by Sheila Roddy.

Roll Call Vote: Brian Card – yes; Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF TUESDAY, FEBRUARY 21, 2017**

**ROLL CALL VOTES:**

| Board Members:            | Attendance | 7 | 8   | 9 | 10 | 11 | 12 |
|---------------------------|------------|---|-----|---|----|----|----|
| Brian Card                | √          | + | +   | + | +  |    | +  |
| Todd Nelson               | √          | + | +   | + | +  |    | +  |
| Sheila Roddy              | √          | + | +   | + | +  |    | +  |
| Milburn Stone             | √          | + | +   | + | +  |    | +  |
| Keith Thurlow             | √          | + | Rec | + | +  |    | +  |
|                           |            |   |     |   |    |    |    |
| Virge Lorents - Alternate | √          |   |     |   |    |    |    |
| Vacant- Alternate         |            |   |     |   |    |    |    |

**Motion 7** Motion was made by Brian Card to approve Special Permit Application #16-1157; of Ernest Joly & Sons; for the conversion of a portion of an existing commercial building to a construction equipment repair facility (owners' equipment only); 32 Beatrice Avenue; GIS Map 262, Lot 15; ~ 114 acres; General Commercial Zone with the following conditions:

- For the repair of the owner's vehicles only. No third-party vehicles.
- Hours of operation: Monday through Friday 7:00 a.m. to 5:00 p.m. Saturdays 7:00 a.m. to 12:00 p.m.
- Noise issues in accordance with the Town's Noise Ordinance.

Second by Milburn Stone. There was discussion.

Roll Call Vote: Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

**Motion 8** Motion was made by Sheila Roddy to receive and schedule a public hearing for Special Permit Application #17-1162 Ellen Wilson; Section 566 of TOK Zoning Regulations; to add a second residence (accessory dwelling unit) to be constructed 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. for Monday, March 20, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Todd Nelson. Motion carried (4-0-0). Keith Thurlow had recused himself.

**Motion 9** Motion was made by Todd Nelson to accept the Minutes of the Regular Meeting of December 19, 2017. Second by Milburn Stone. Motion carried unanimously (5-0-0).

**Motion 10** Motion was made by Sheila Roddy to open the floor for discussion regarding "Adult Retirement Communities" (formerly known as Elderly Housing) Zoning Regulations. Second by Brian Card. Motion carried unanimously (5-0-0).

**Motion 11.** Motion was made by Brian Card to move discussion of Mr. Olenick up on the Agenda to above item:

**XII. OTHER**

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

1. Sale of Real Estate #17-1160 – Town of Killingly, sale of real estate located at 140 Main Street (a/k/a Tighe Building); GIS Map 198, Lot 134; Commercial Property; Boro Central Business Zone.

NO SECOND OR VOTE WERE AUDIBLE. (Approximately 2 hours and 28 minutes into the meeting.)

**Motion 12** Motion was made by Milburn Stone to approve Sale of Real Estate #17-1160 – Town of Killingly, sale of real estate located at 140 Main Street (a/k/a Tighe Building); GIS Map 198, Lot 134; Commercial Property; Boro Central Business Zone. Second by Todd Nelson. Motion carried (5-0-0).

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF TUESDAY, FEBRUARY 21, 2017**

**ROLL CALL VOTES:**

| Board Members:            | Attendance | 13 | 14 |
|---------------------------|------------|----|----|
| Brian Card                | √          | +  | +  |
| Todd Nelson               | √          | +  | +  |
| Sheila Roddy              | √          | +  | +  |
| Milburn Stone             | √          | +  | +  |
| Keith Thurlow             | √          | +  | +  |
|                           |            |    |    |
| Virge Lorents - Alternate | √          |    |    |
| Vacant- Alternate         |            |    |    |

**Motion 13** Motion was made by Todd Nelson to approve Site Plan Approval (Renewal) Application #16-1143; Mylar Filing Extension – of Bailey Hill Management, LLC; requesting first 90 day mylar filing extension; per prior special permit applications #04-845 and #04-849; regarding the adaptive re-use/renovation of existing Mill (Ross/Acme Mill) and new construction of residential developments; for 963 Bailey Hill Road, Killingly, GIS Map 100, Lot 66; ~56.3 acres; Mill Mixed Use Development District. **New Deadline for filing Mylars will be by end of business on Monday, April 10, 2017.** Second by Sheila Roddy. There was discussion. Motion carried (5-0-0).

**Motion 14** Motion was made by Todd Nelson to adjourn at 10:01 p.m. Second by Milburn Stone. Motion carried unanimously (5-0-0).