

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, MARCH 20, 2017

ROLL CALL VOTES:

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

Virge Lorents was seated as a Voting Member for Motion #'s 3, 5, 6, 13 and 14.

RECEIVED
 TOWN CLERK, KILLINGLY, CT
 2017 MAR 23 PM 2:46
 Elizabeth M. Wilson

Motion 1 Motion was made by Sheila Roddy to move Agenda Item:

XII. OTHER

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

1. 2017-2018 Town of Killingly Capital Improvement Program – review/discussion/action

to above Item:

VIII. NEW BUSINESS

Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 2 Motion was made by Todd Nelson to close the public hearing for 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. Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 3 Motion was made by Todd Nelson to close the public hearing for Special Permit Application #17-1162; Ellen Wilson; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit 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 Milburn Stone. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Motion 4 Motion was made by Brian Card to approve 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 with an effective date of April 17, 2017, at 12:01 a.m. Reasons for approval:

- Makes the property closer to being a conforming lot with the existing residential;
- He does not consider it spot zoning being that it is rural across the street;
- It allows for the continued use of the lot for sale to a new owner;
- An approved site plan exists (for industrial use) on the abutting property and it has been acknowledged by the Owner.

Second by Milburn Stone.

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 MONDAY, MARCH 20, 2017

ROLL CALL VOTES:

Board Members:	Attendance	5	6	7	8	9
Brian Card	√	+	+	+	+	+
Todd Nelson	√	+	+	+	+	+
Sheila Roddy	√	+	+	+	+	+
Milburn Stone	√	+	+	+	+	+
Keith Thurlow	√	Rec.	Rec.	+	+	+
Virge Lorents - Alternate	√	+	+			
Vacant- Alternate						

Virge Lorents was seated as a Voting Member for Motion #'s 3, 5, 6, 13 and 14.

Motion 5 Motion was made by Todd Nelson to approve Special Permit Application #17-1162; Ellen Wilson; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit 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 Virge Lorents. Keith Thurlow had recused himself.

Motion 6 Motion was made by Sheila Roddy to amend the motion to approve Special Permit Application #17-1162; Ellen Wilson; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit 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 to include the following conditions:

- Contingent upon NDDH approvals and following those approvals; and
- Building to follow all applicable health, building, and fire codes.

Second by Virge Lorents.

Roll Call Vote on Amendment: Sheila Roddy – yes; Milburn Stone – yes; Virge Lorents – yes; Todd Nelson – yes; Brian Card – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Roll Call Vote on the Main Motion as Amended: Milburn Stone – yes; Virge Lorents – yes; Todd Nelson – yes; Brian Card – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Motion 7 Motion was made by Brian Card to approve the CGS 8-24 Referral for the 2017-2018 Town of Killingly Capital Improvement Program. Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 8 Motion was made by Todd Nelson to receive and, as the Application is complete, schedule a public hearing for Special Permit Application #17-1164; Francine Nichols; Section 566 of TOK Zoning Regulations; to add an accessory dwelling unit above a garage; 20'x24'; 480 sq. ft. studio unit with full bath; address 91 River Road; GIS Map 30, Lot 15; ~1.8 acres; Rural Development Zone for Monday, April 17, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 9 Motion was made by Sheila Roddy to receive and schedule a public hearing for Re-subdivision Application #17-1166; T&B Building Company; proposed five (5) lot re-subdivision; 322 Mashentuck Road & Cook Hill Road; GIS Map 162, Lot 15; ~13.64 acres; Rural Development Zone for Monday, April 17, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Todd Nelson. Motion carried unanimously (5-0-0).

KILLINGLY PLANNING & ZONING COMMISSION **REGULAR MEETING OF MONDAY, MARCH 20, 2017**

ROLL CALL VOTES:

Board Members:	Attendance	10	11	12	13	14	15
Brian Card	√	+	+	+	+	+	+
Todd Nelson	√	+	+	+	+	+	+
Sheila Roddy	√	+	+	+	+	+	+
Milburn Stone	√	+	+	+	+	+	+
Keith Thurlow	√	+	+	+	Rec.	Rec.	+
Virge Lorents - Alternate	√				+	+	
Vacant- Alternate							

Virge Lorents was seated as a Voting Member for Motion #'s 3, 5, 6, 13 and 14.

Motion 10 Motion was made by Todd Nelson to approve the Minutes of the Regular Meeting of February 21, 2017. Second by Sheila Roddy.

Corrections noted by Virge Lorents:

- Page 2, last paragraph, fourth sentence, should read, "Mr. Eramian has already been approved for a second building on that property."
- Page 11, Item XIV. Town Council Liaison Report, first bullet point, should read, "Council approved 5 government criteria to be eligible to receive grants."

Motion carried unanimously with the above corrections (5-0-0).

Motion 11 Motion was made by Sheila Roddy to adopt the Minutes of the Special Workshop Meeting of March 13, 2017. Second by Milburn Stone.

Correction noted by Virge Lorents:

- Page 2, top of page, third bullet point, a misspelling: change "graff" to "graph."
- Page 2, top of page, fourth bullet point, there was discussion and it was noted that the following sentence: "Congregate Living – 5,500 s.f. per unit; Assisted Living – 3,000 s.f. per unit," actually refers to Densities.

Motion carried unanimously with the above corrections (5-0-0).

Motion 12 Motion was made by Milburn Stone to approve Special Permit Application #16-1145; Mylar Filing Extension; Briarwood Falls, LLC (Dereck Santini); 142 unit active adult community per section 570 (PRD); Cook Hill Road & Deerwood Drive; GIS Map 138; Lot 012; ~91.5 acres; Low Density Zone. New deadline: end of business on Monday, July 10, 2017. Second by Todd Nelson Motion carried unanimously (5-0-0).

Motion 13 Motion was made by Todd Nelson to table, until the April 17, 2017 meeting, Subdivision Application #07-436; Site Plan Extension Request by Thomas Thurlow successor in interest to Steve Bousquet; requesting a five (5) year extension for a two lot subdivision {94 Williamsville} (one lot is already developed); located at 98 & 100 Williamsville Road (100 is the developed front lot); GIS MAP 108; Lots 13 & 13-1 (13 is developed lot); ~2.6 acres (~0.93 acres developed); Low Density Zone. Second by Virge Lorents. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Motion 14 Motion was made by Milburn Stone to approve a five-year extension (retroactive from January 17, 2017 and until January 17, 2022) for Special Permit Application #11-1015; Site Plan Extension Request by Timothy King; for 30 unit planned residential development; 46 Cardinal Drive; ~8.03 acres; Low Density Zone. Second by Todd Nelson. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Motion 15 Motion was made by Todd Nelson to adjourn at 8:10 p.m. Second by Milburn Stone. Motion carried unanimously (5-0-0).