

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

**ROLL CALL VOTES:**

Board Members:	Attendance	1	2	3
Brian Card	Absent with Notice			
Virge Lorents	✓	+	+	+
John Sarantopoulos	✓	+	+	+
Matthew Wendorf	✓	+	+	+
Keith Thurlow	Arrived at 8:18 p.m.			Abs
Michael Hewko - Alternate	✓	+	+	+
Vacant – Alternate				
Vacant - Alternate				

Michael Hewko was seated as a Voting Member for this meeting.

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2022 JUL 20 AM 8:32  
Elizabeth M. Wierman

**Motion 1** Motion was made by John Sarantopoulos to continue **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). (**CONT FROM 5/16/2022 & 6/20/2022**), to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, August 15, 2022, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m. Second by Matthew Wendorf. No discussion.  
 Motion carried unanimously by voice vote (4-0-0).

**Motion 2** Motion was made by John Sarantopoulos to continue **Zone TEXT Change Ap# 22-1294** – Rosemary & Thomas C. Clarie et als; proposed text amendment to Sections 436.1; 436.2; 436.3; 436.4.2; 436.4.3; 436.6.1.b; 436.2.2; and 450 of the TOK Zoning Regulations regarding permitted uses and requirements of the Business Park District – making changes to the Intent, General Requirements, Special Permitted Uses; Interior Circulation; Landscaping and Screening; replace Exemptions with Concept Plan Optional; Concept Plan; and Dimensional Requirements, to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, August 15, 2022, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m. Second by Michael Hewko. No discussion.  
 Motion carried unanimously by voice vote (4-0-0).

**Motion 3** Motion was made by John Sarantopoulos to close the public hearing for **Ap# 22-1295 Public Hearing – Accessory Dwelling Units State Statute** – Per the State Statute, the PZC must conduct a public hearing to review, discuss, and act upon opting-out of the State's Accessory Dwelling Unit Statute. Second by Michael Hewko. No discussion.  
 Motion carried by voice vote (4-0-1). Keith Thurlow abstained because he was not present for the entire discussion.

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

**ROLL CALL VOTES:**

Board Members:	Attendance	4	5	6	7
Brian Card	Absent with Notice				
Virge Lorents	✓	+	+	+	+
John Sarantopoulos	✓	+	+	+	+
Matthew Wendorf	✓	+	Abs	+	+
Keith Thurlow	Arrived at 8:18 p.m.	+	+	+	+
Michael Hewko - Alternate	✓	+	+	+	+
Vacant – Alternate					
Vacant - Alternate					

Michael Hewko was seated as a Voting Member for this meeting.

**Motion 4** Motion was made by John Sarantopoulos:

**WHEREAS**, on Monday, July 18, 2022, the Town of Killingly Planning and Zoning Commission held a public hearing to review, discuss, and act upon opting-out of the State of Connecticut's Statute regarding Accessory Dwelling Units (CT General Statute Section 8-2o {f/k/a Public Act 21-29 Section 6} said state statute (public law) became effective January 1, 2022;

**WHEREAS**, the Planning and Zoning Commission made the following findings;

- 1) That the Town of Killingly enacted their own Zoning Regulations regarding Accessory Dwelling Units in 2015, amended 2017 and 2018 prior to the State enacting the above public law / state statute, and
- 2) That the Planning and Zoning Commission most recently approved amendments to said Town of Killingly Zoning Regulations on July 16, 2018, which became effective on August 13, 2018;
- 3) That the Town of Killingly's current regulations (08/13/2018) meet, and/or exceed the State Statute regarding said Accessory Dwelling Units (TOK refers to them as Secondary Dwelling Units);
- 4) That the Town of Killingly's current regulations appear to be working well for our community; and
- 5) That opting-out of the above referenced Statute will allow the municipality to maintain control over the requirements of accessory/secondary dwelling units in a manner that best suits the municipality.

**THEREFORE**, I, John Sarantopoulos, a member of the Planning and Zoning Commission of the Town of Killingly make the motion that the Town of Killingly hereby opt-out of the State of Connecticut's Statute Section 8-2o (entitled Zoning regulations re accessory apartments. Municipal opt-out; exception) as outlined in in Section 8-2o(f); and that a copy of this motion be forwarded to the Town Council for them to complete the opt-out process as outlined in the section mentioned above, prior to January 1, 2023.

Second by Matthew Wendorf. No discussion.

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

**Motion 5** Motion was made by Keith Thurlow to adopt the Minutes of the Regular Meeting of June 20, 2022, as presented.

Second by Michael Hewko. No discussion.

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

**Motion 6** Motion was made by Keith Thurlow to schedule a public hearing to eliminate the Five Mile River Overlay Zone for the regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, October 17, 2022, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. There was discussion.

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

**Motion 7** Motion was made by Matthew Wendorf to adjourn at 9:06 p.m.

Second by Keith Thurlow. No discussion.

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