

RECEIVED
TOWN CLERK, KILLINGLY, CT

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, MAY 15, 2017

2017 MAY 16 PM 1:13

ROLL CALL VOTES:

Elizabeth M. Wilson

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

Motion 1 Motion was made by Todd Nelson to add the following Addendum to the Agenda:

VIII. NEW BUSINESS

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

2. Special Permit Application #17-1170 – Robert Heuer (Applicant); Borough of Danielson Zoning Regulations; Article VII, Section 700 (Special Permits); Section 440 (Central Business District); Section 440.3. (Uses Allowed by Special Permit); F. Commercial Indoor Recreation Facilities; to run an escape room (An adventure game in which players solve a series of puzzles and riddles using clues, hints and strategy to complete the objectives at hand; players are given a set time limit to unveil the secret plot which is hidden within the rooms.); Rivers Realty LLC (Landowner); 157 Main Street, Second Floor; GIS MAP 198, Lot 82; Boro Central Business District (Commercial).
Receive, and if application is complete schedule a public hearing for June 19, 2017.

Second by Brian Card. Motion carried unanimously (5-0-0).

Motion 2 Motion was made by Milburn Stone to close Special Permit Application #17-1167; Harbor Freight Tools#795; to be allowed to conduct outside parking lot sales (length of 3 days) 4 to 6 times per year; Section 420.2.2.a Special Permit –Outdoor Sales; 720 Hartford Pike; GIS Map 115; Lot 6; General Commercial Zone. Second by Todd Nelson. Motion carried unanimously (5-0-0).

Motion 3 Motion was made by Sheila Roddy to continue, at the request of the Applicant (letter from Archer Surveying dated May 15, 2017), Re-subdivision Application #17-1166; T&B Building Company; proposed five (5) lot re-subdivision, one (1) existing residence and four (4) new ones; 322 Mashentuck Road & Cook Hill Road; GIS Map 162, Lot 15; ~13.64 acres; Rural Development Zone. **CONTINUED FROM APRIL 17, 2017** to the next regular meeting of the Killingly Planning and Zoning Commission on June 19, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 4 Motion was made by Brian Card to approve Special Permit Application #17-1167; Harbor Freight Tools#795; to be allowed to conduct outside parking lot sales (length of 3 days) 4 to 6 times per year; Section 420.2.2.a Special Permit –Outdoor Sales; 720 Hartford Pike; GIS Map 115; Lot 6; General Commercial Zone with the following conditions:

- The location is moved from the one shown on the site plan to the eight parking spaces to the north and just south of the handicap parking spaces in front of 720 Hartford Pike;
- Tent to be 30' by 30' in size, no greater;
- Tent not extend beyond the parking spaces into the travel lanes;
- Only one side of the tent to be open;
- Zoning Permit be issued for each event for the first year. Then annually, thereafter, after discussions with local officials regarding public safety and welfare.

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, MAY 15, 2017

ROLL CALL VOTES:

| Board Members: | Attendance | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|-----------------------------|------------|---|---|---|---|---|----|----|
| Brian Card | √ | + | + | + | + | + | + | + |
| Todd Nelson | √ | + | + | + | + | + | + | + |
| Sheila Roddy | √ | + | + | + | + | + | + | + |
| Milburn Stone | √ | + | + | + | + | + | + | + |
| Keith Thurlow | √ | + | + | + | + | + | + | + |
| | | | | | | | | |
| Virge Lorents - Alternate | √ | | | | | | | |
| Matthew Wendorf – Alternate | √ | | | | | | | |

Motion 5 Motion was made by Todd Nelson to schedule a public hearing for Special Permit Application #17-1169; Todd A. Cooke; Sec. 700 Special Permit; Sec.566 Accessory Dwelling Unit; allow a 956 sq. ft. accessory dwelling unit / in-law apartment in basement of primary residence; 114 Ross Road; GIS Map 235; Lot 2; ~1.9 acres; Rural Development Zoning District for the next regular meeting of the Killingly Planning and Zoning Commission on June 19, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Milburn Stone. Motion carried (5-0-0).

Motion 6 Motion was made by Brian Card to receive and schedule a public hearing for Special Permit Application #17-1170 – Robert Heuer (Applicant); Borough of Danielson Zoning Regulations; Article VII, Section 700 (Special Permits); Section 440 (Central Business District); Section 440.3. (Uses Allowed by Special Permit); F. Commercial Indoor Recreation Facilities; to run an escape room (An adventure game in which players solve a series of puzzles and riddles using clues, hints and strategy to complete the objectives at hand; players are given a set time limit to unveil the secret plot which is hidden within the rooms.); Rivers Realty LLC (Landowner); 157 Main Street, Second Floor; GIS MAP 198, Lot 82; Boro Central Business District (Commercial) for the next regular meeting of the Killingly Planning and Zoning Commission on June 19, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 7 Motion was made by Sheila Roddy to adopt the Minutes of the Regular Meeting of Monday, April 17, 2017. Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 8 Motion was made by Brian Card to accept the Resolution of the Bond Council regarding Capital Improvement Project List as presented to the P&Z Commission per the Commission's previous vote. Second by Todd Nelson. Motion carried unanimously (5-0-0).

Motion 9 Motion was made by Brian Card to approve Special Permit Application #15-1110; Extension Request by Snake Meadow Club, Inc.; for a one (1) year extension as allowed under Section 560 Earth Filling and Excavation, Subsection 560.9.Approval Criteria; for restoration and permitting of a gravel operation; 377 Snake Meadow Road; GIS Map 267; Lot 1; 51.03 acres; Rural Development Zone to expire on November 16, 2018. Second by Todd Nelson. Motion carried unanimously (5-0-0).

Motion 10 Motion was made by Todd Nelson to approve Special Permit Application #05-868; Extension Request by Ernest Joly & Sons under Section 560.3 – Existing Operations / Gravel Removal; for a three (3) year extension for Earth Removal, Filling and Re-grading; 605 Providence Pike; GIS Map 224; Lot 14; ~179 acres; Rural Development Zone. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 11 Motion was made by Todd Nelson to adjourn at 8:27 p.m. Second by Milburn Stone. Motion carried unanimously (5-0-0).