

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, MAY 18, 2020

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 TOWN CLERK, KILLINGLY, CT
 2020 MAY 19 PM 3:51
 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	✓	+	+	Rec	+
Matthew Wendorf – Alternate	✓	+		+	+
John Sarantopoulos - Alternate	✓		+	+	

Matthew Wendorf was seated as a Voting Member for Motion #'s 1, 3, 4, 5, 8, 9 & 10.

John Sarantopoulos was seated as a Voting Member for Motion #'s 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14.

Motion 1 Motion was made by Virge Lorents to add the following to the Agenda under Item X. Other: Continuation of discussion with Greg Davis (during Item IV. Citizens' Comments) regarding clear-cutting trees at 199 Stone Road. Second by Milburn Stone.
 Roll Call Vote: Virge Lorents – yes; Matthew Wendorf – yes; Brian Card – no; Milburn Stone – yes; Keith Thurlow – no. Motion carried (3-2-0).
 Keith Thurlow commented that he feels that it should wait until the Town Attorney's opinion is known.

Motion 2 Motion was made by Virge Lorents to close the public hearing for **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building – **CONT. FROM 03/16/2020 & 04/20/2020**. Second by Milburn Stone. No discussion.
 Roll Call Vote: Brian Card – yes; Virge Lorents – yes; Milburn Stone – yes; John Sarantopoulos – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

Motion 3 Motion was made by Virge Lorents to close the public hearing for **Special Permit Application #20-1240**; 145 Alexander Parkway, LLC; special permit requests under Sec. 430.1.2.c (Freight and materials trucking business and terminals) and 430.1.2.j (Contractor's Business); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone. Second by Milburn Stone. No discussion.
 Roll Call Vote: Virge Lorents – yes; Milburn Stone – yes; John Sarantopoulos – yes; Matthew Wendorf – yes; Brian Card – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Motion 4 Motion was made by Virge Lorents to continue the public hearing for **Special Permit Application #20-1242**; Snake Meadow Club, Inc; excavation of approximately 373,000 CY of sand and gravel from approximately 19 acres of land; 567 Hubbard Road; GIS MAP 255; LOT 10; ~34 acres; Rural Development to the next regular meeting of the Planning and Zoning Commission on Monday, June 15, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone.

There was discussion: At this time, it is unsure whether the meeting will be held at the Town Hall or by Webex.

Roll Call Vote: Milburn Stone – yes; Matthew Wendorf – yes; Virge Lorents – yes; Brian Card – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

KILLINGLY PLANNING & ZONING COMMISSION **REGULAR MEETING OF MONDAY, MAY 18, 2020**

ROLL CALL VOTES:

Board Members:	Attendance	5	6	7
Brian Card	✓	+	+	+
Virge Lorents	✓	+	+	+
Sheila Roddy	Absent with Notice			
Milburn Stone	✓	+	+	+
Keith Thurlow	✓	Rec	+	+
Matthew Wendorf – Alternate	✓	+		
John Sarantopoulos – Alternate	✓	+	+	+

Matthew Wendorf was seated as a Voting Member for Motion #'s 1, 3, 4, 5, 8, 9 & 10.

John Sarantopoulos was seated as a Voting Member for Motion #'s 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14.

Motion 5 Motion was made by Virge Lorents to close the public hearing for **Special Permit Application #20-1243**; Desmarais & Sons, Inc.; import of earth products for processing and screening; 145 Alexander Parkway; GIS MAP 36; Lot 1; ~26 acres; Industrial Zone. Second by Milburn Stone. No discussion.

Roll Call Vote: John Sarantopoulos – yes; Matthew Wendorf – yes; Virge Lorents – yes; Milburn Stone – yes; Brian Card – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

Motion 6 Motion was made by Brian Card to add the following to Section VII. Unfinished Business, of the Agenda:

- **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building;
- **Special Permit Application #20-1240**; 145 Alexander Parkway, LLC; special permit requests under Sec. 430.1.2.c (Freight and materials trucking business and terminals) and 430.1.2.j (Contractor's Business); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone;
- **Special Permit Application #20-1243**; Desmarais & Sons, Inc.; import of earth products for processing and screening; 145 Alexander Parkway; GIS MAP 36; Lot 1; ~26 acres; Industrial Zone.

Second by Virge Lorents. No discussion.

Roll Call Vote: Virge Lorents – yes; Milburn Stone – yes; Brian Card – yes; John Sarantopoulos – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

Motion 7 Motion was made by Brian Card to approve **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building, with the following condition:

- That the roadway eastern side re-grading be shifted to the west to maintain a separation of twenty feet from the property line.

Second by Milburn Stone. No discussion.

Roll Call Vote: Milburn Stone – yes; Brian Card – yes; John Sarantopoulos – yes; Virge Lorents – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, MAY 18, 2020

ROLL CALL VOTES:

Board Members:	Attendance	8	9	10
Brian Card	√	+	+	+
Virge Lorents	√	+	+	+
Sheila Roddy	Absent with Notice			
Milburn Stone	√	+	+	+
Keith Thurlow	√	Rec	Rec	Rec
Matthew Wendorf – Alternate	√	+	+	+
John Sarantopoulos - Alternate	√	+	+	+

Matthew Wendorf was seated as a Voting Member for Motion #'s 1, 3, 4, 5, 8, 9 & 10.

John Sarantopoulos was seated as a Voting Member for Motion #'s 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14.

Motion 8 Motion was made by Virge Lorents to approve **Special Permit Application #20-1240**; 145 Alexander Parkway, LLC; special permit requests under Sec. 430.1.2.c (Freight and materials trucking business and terminals) and 430.1.2.j (Contractor's Business); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone, with the following conditions:

- Be clear that the future building is not part of this Application;
- The eastern driveway is not part of this Application;
- As-builts be provided electronically and hard copy to the Town;
- Each applicant, when submitting a zoning application, will have to determine the parking applicable for that use;
- A spill control plan be put in place for the fuel island;
- The Town Engineer request for the access roadway be addressed.

Second by Milburn Stone. No discussion.

Roll Call Vote: John Sarantopoulos – yes; Matthew Wendorf – yes; Virge Lorents – yes; Milburn Stone – yes; Brian Card – yes. Motion carried unanimously. Keith Thurlow had recused himself.

Motion 9 Motion was made by Virge Lorents to approve **Site Plan Application #20-1239**; 145 Alexander Parkway, LLC; construction of a 22,400 S.F. steel building for lease spaces; potential uses include contractor business & trucking business (no through terminals); 141 Louisa Viens Drive; GIS MAP 36; Lot 2.1; ~7.0 acres; Industrial Zone, to include the following same conditions as for **Special Permit Application #20-1240**:

- Be clear that the future building is not part of this Application;
- The eastern driveway is not part of this Application;
- As-builts be provided electronically and hard copy to the Town;
- Each applicant, when submitting a zoning application, will have to determine the parking applicable for that use;
- A spill control plan be put in place for the fuel island;
- The Town Engineer request for the access roadway be addressed.

Second by Milburn Stone. No discussion.

Roll Call Vote: Matthew Wendorf – yes; Virge Lorents – yes; Milburn Stone – yes; John Sarantopoulos – yes; Brian Card – yes. Motion carried unanimously. Keith Thurlow had recused himself.

Motion 10 Motion was made by Matthew Wendorf to approve **Special Permit Application #20-1243**; Desmarais & Sons, Inc.; import of earth products for processing and screening; 145 Alexander Parkway; GIS MAP 36; Lot 1; ~26 acres; Industrial Zone. Second by Virge Lorents. No discussion.
Roll Call Vote: Virge Lorents – yes; Milburn Stone – yes; John Sarantopoulos – yes; Matthew Wendorf – yes; Brian Card – yes. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself.

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, MAY 18, 2020

ROLL CALL VOTES:

Board Members:	Attendance	11	12	13	14	15
Brian Card	✓	+	+	+	+	
Virge Lorents	✓	+	+	+	+	
Sheila Roddy	Absent with Notice					
Milburn Stone	✓	+	+	+	+	
Keith Thurlow	✓	+	+	+	+	
Matthew Wendorf – Alternate	✓					
John Sarantopoulos - Alternate	✓	+	+	+	+	

Matthew Wendorf was seated as a Voting Member for Motion #'s 1, 3, 4, 5, 8, 9 & 10.

John Sarantopoulos was seated as a Voting Member for Motion #'s 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14.

Motion 11 Motion was made by Brian Card to renew **Special Permit #05-868**; Extension Request (3 year extension); Ernest Joly & Sons under Section 560.3 – Existing Operations/Gravel Removal; for a three (3) year extension for Earth Removal, Filling and Regrading; 605 Providence Pike; GIS MAP 224; Lot 14; ~179 acres; Rural Development Zone. Second by Virge Lorents.

Roll Call Vote: Milburn Stone – yes; John Sarantopoulos – yes; Brian Card – yes; Virge Lorents – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

Motion 12 Motion was made by Virge Lorents to adopt the Minutes of the Regular Meeting of Monday, April 20, 2020. Second by Milburn Stone. No discussion.

Roll Call Vote: John Sarantopoulos – yes; Brian Card – yes; Virge Lorents – yes; Milburn Stone – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

Motion 13 Motion was made by Virge Lorents to open the floor to the public for discussion with Greg Davis concerning the Five-Mile River Overlay. Second by Milburn Stone. No discussion.

Roll Call Vote: Brian Card – yes; Virge Lorents – yes; Milburn Stone – yes; John Sarantopoulos – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

Motion 14 Motion was made by John Sarantopoulos that Staff contact the Town Attorney for an opinion as to whether a stop order can be issued regarding the issue brought forward by Greg Davis regarding tree clearing in the Five-Mile River Overlay. Second by Milburn Stone. No discussion.

Roll Call Vote: Virge Lorents – yes; Milburn Stone – yes; John Sarantopoulos – yes; Brian Card – no; Keith Thurlow – yes. Motion carried (4-1-0).

Motion 15 Motion was made by Virge Lorents to adjourn at 9:35 p.m. Second by Milburn Stone. No vote taken. There were no objections.