

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING (HYBRID) OF MONDAY, AUGUST 15, 2022**

**ROLL CALL VOTES:**

Board Members:	Attendance	1	2	3	4
Brian Card	√	+	+	+	+
Virge Lorents	√	+	+	+	+
John Sarantopoulos	√	+	+	+	+
Matthew Wendorf	√	+	+	+	+
Keith Thurlow	√	+	+	+	+
Michael Hewko - Alternate	√				
Vacant – Alternate					
Vacant - Alternate					

No Alternate was seated for this meeting. All Regular Members were present.

RECEIVED  
 TOWN CLERK, KILLINGLY, CT  
 2022 AUG 16 AM 6:50  
 Elizabeth M. Quisenberry

**Motion 1** Motion was made by Virge Lorents to close the public hearing for **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 and 07/18/2022.** Second by John Sarantopoulos. No discussion.  
 Motion carried unanimously by voice vote (5-0-0).

**Motion 2** Motion was made by Virge Lorents to continue the public hearing for **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, September 19, 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 (5-0-0).

**Motion 3** Motion was made by Brian Card to approve **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), with the following two conditions:

- That any deposit container storage be inside the building. No outdoor storage.
- That floor retail space be limited to 80 percent.

Second by Virge Lorents. No discussion.

Roll Call Vote: Brian Card – yes; Virge Lorents – yes; John Sarantopoulos – yes; Matthew Wendorf – yes; Keith Thurlow – yes.

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

**Motion 4** Motion was made by Matthew Wendorf to receive **Special Permit Ap #22-1296** – Nutmeg Killingly JV LLC (Darien Post Rd LTD & Flanders Post Rd LP / Owner); 1076 North Main Street; GIS MAP 130, LOT 6; vacant bank bldg.; adult use cannabis retail establishment, under T.O.K. Zoning Regulations Section 420.2.2.r (under General Commercial Use); Section 567 Cannabis Establishments, and schedule a public hearing for the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, September 19, 2022, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m. Second by John Sarantopoulos. No discussion.  
 Motion carried unanimously by voice vote (5-0-0).

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING (HYBRID) OF MONDAY, AUGUST 15, 2022**

**ROLL CALL VOTES:**

**Board Members:**

Board Members:	Attendance	5	6	7	8	9
Brian Card	√	Abs	+	+	+	+
Virge Lorents	√	+	+	+	+	+
John Sarantopoulos	√	+	+	+	+	+
Matthew Wendorf	√	+	+	+	+	+
Keith Thurlow	√	+	+	+	+	+
Michael Hewko - Alternate	√					
Vacant – Alternate						
Vacant - Alternate						

No Alternate was seated for this meeting. All Regular Members were present.

**Motion 5** Motion was made by Brian Card to approve the Regular Meeting Minutes of July 18, 2022, as per the correction noted during discussion:

- Page 6, Fifth Bullet Point, Item 3, to read as follows: "We do not require any SDU's to meet the requirements of affordable housing."

Second by Virge Lorents. There was no further discussion.

Motion carried unanimously by voice vote (4-0-1). Brian Card abstained.

**Motion 6** Motion was made by Virge Lorents to approve a three-year extension for **Plant Permit Renewal – Ap #19-1227** – Ernest Joly & Sons, Inc.; 32 Beatrice Avenue; GIS MAP 262, LOT 15 & 16 (GPS Address: 583 Wauregan Road); ~175 acres, GC Zone; to continue a gravel operation which includes crushing, the operation was established in 1955 as a sand and gravel operation.

Second by Matthew Wendorf.

Discussion: Brian Card asked if the State permits are current. Staff will verify.

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

**Motion 7** Motion was made by Brian Card to grant a four-year extension for **Subdivision – AP#13-1064** of The Building America Companies, LLC (transferred and assigned to Tri-Lakes, LLC) for Phase 1 – 31 Lots -single family cluster development; 520 Bailey Hill Road; Map 143, Lot 6; Rural Development Zone; Phase ~ 150 acres; total parcel ~645 acres, to November 1, 2027 with the following two conditions:

- That the original approval letter from February 7, 2014, be incorporated into this extension;
- That the bonding requirement at the time of starting construction be re-submitted to Staff and confirmed with the Town Engineer and approved prior to starting.

Second by Virge Lorents. There was no further discussion.

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

**Motion 8** Motion was made by Matthew Wendorf to approve a 60-day extension for **Special Permit – Ap #22-1286** – by American Storage Centers, LLC, for 551 Westcott Road, GIS MAP 214, LOT 5, ~3.8 acres; GC; request to construct 6 new buildings & convert 1 existing building for a self-service storage facility; under TOK Zoning Regulations Sections 420.2.2(q), to Friday, September 16, 2022.

Second by Brian Card. No discussion.

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

**Motion 9** Motion was made by Virge Lorents to adjourn at 7:38 p.m.

Second by John Sarantopoulos. No discussion.

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