

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, JUNE 19, 2017

RECEIVED
 KILLINGLY, CT
 2017 JUN 28 AM 9:13

ROLL CALL VOTES:

Board Members:

Attendance

1

2

Elizabeth M. Wilson

Brian Card	√	+	+	+	+
Todd Nelson	√	+	+	+	+
Sheila Roddy	√	+	+	+	+
Milburn Stone	√	+	+	+	+
Keith Thurlow	√	+	+	+	+
Virge Lorents - Alternate	√				
Matthew Wendorf – Alternate	√				

Motion 1 Motion was made Todd Nelson to continue the public hearing for Special Permit Application #17-1169; Todd A. Cooke; Sec.566 Accessory Dwelling Unit; to 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. He suggested that the Applicant work with Staff and the Tax Assessor and any other parties that may be of assistance to the next regular meeting of the Killingly Planning and Zoning Commission on Monday, July 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 2 Motion was made by Brian Card to close the public hearing for Special Permit Application #17-1170 – Robert Heuer (Applicant); Borough of Danielson; Article VII, Section 700; Section 440; Section 440.3.F. Commercial Indoor Recreation Facilities; to run an escape room (an adventure game) River Realty LLC (Landowner); 157 Main Street, Second Floor; GIS MAP 198, Lot 82; Boro Central Business District (Commercial). Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 3 Motion was made by Milburn Stone to close the public hearing for 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. Second by Todd Nelson. Motion carried (5-0-0).

Motion 4 Motion was made by Sheila Roddy to approve Special Permit Application #17-1170 – Robert Heuer (Applicant); Borough of Danielson; Article VII, Section 700; Section 440; Section 440.3.F. Commercial Indoor Recreation Facilities; to run an escape room (an adventure game) River Realty LLC (Landowner); 157 Main Street, Second Floor; GIS MAP 198, Lot 82; Boro Central Business District (Commercial) with the following conditions:

- Waiver for site plan and architectural plan.
- Fire Marshal and the Building Official to review and approve the interior plans.

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).

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ROLL CALL VOTES:

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

Motion 5 Motion was made by Brian Card to approve 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 with the following conditions:

- Waiver request granted for no sidewalks.
- Waiver request granted for no open space fee. Town to accept snow shelf in lieu of the fee-in-lieu of open space.
- Snow shelf detail to be modified to show 6 inches of topsoil.
- Drainage easement/rights to drain document for along Cook Hill Road for Lot #15-4 to be reviewed and finalized with the Town Engineer.
- Drainage easement/rights to drain document to be reviewed by Town Staff with modification, as necessary, and filed for Lots #15-2, #15-3 and #15-5.

Second by Milburn Stone.

Roll Call Vote: Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

Motion 6 Motion was made by Todd Nelson to schedule a public hearing for Zone (Map) Change Application # 17-1174 - Letter received from CT DEEP, dated April 6, 2017, RE: Aquifer Protection Area Program Implementation for the Town of Killingly – Level “A” Mapping Approval for the Connecticut Water Company’s Crystal-Brooklyn Well Field for Monday, July 17, 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 Todd Nelson to receive and schedule a public hearing for Special Permit Application #17-1171 – Tracy Donovan; Sec. 410.1.2(b) Dog Kennel; to allow landowner to build a dog kennel for breeding purposes to house approximately 49 adult dogs; 54 Brickhouse Road; GIS MAP192, Lot 19; ~18.3 acres: Rural Development Zone for Monday, July 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).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, JUNE 19, 2017

ROLL CALL VOTES:

Board Members:	Attendance	8	9	10	11	12	13	14
Brian Card	√	+	+	+	Abs	+	+	+
Todd Nelson	√	+	+	+	+	+	+	+
Sheila Roddy	√	+	+	+	Abs	+	+	+
Milburn Stone	√	+	+	+	+	+	+	+
Keith Thurlow	√	+	+	+	+	+	+	+
Virge Lorents - Alternate	√							
Matthew Wendorf – Alternate	√							

Motion 8 Motion was made by Brian Card to receive and schedule a public hearing for Special Permit Application #17-1172 – BayVest Realty, Inc.; Sec. 430.2F Drive-in restaurant, Fast-food restaurant of the Borough of Danielson Zoning Regulations; to allow 2500 sf retail commercial building with a drive-thru window; 60 Westcott Road; GIS Map 182, Lot 29; ~.58 acres; Borough General Commercial Zone for Monday, July 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 Brian Card to receive and schedule a public hearing for Special Permit Application #17-1173 – Automatic Rolls / Northeast Foods, Inc.; for an approx. 15,600 sf expansion to the existing facility consisting of a -20°F freezer; +34°F cooler docks and ammonia refrigeration equipment room. Additional improvements include site parking and an on-site road way for truck traffic; 328 Lake Road; GIS Map 61, Lot 53; ~8.0 acres; Industrial Zone for Monday, July 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 10 Motion was made by Sheila Roddy to adopt the Minutes of the Regular Meeting of Monday, May 15, 2017. Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 11 Motion was made by Milburn Stone to adopt the Minutes of the Special Meeting / Workshop Meeting of Monday, May 22, 2017. Second by Todd Nelson. Motion carried (3-0-2). Brian Card and Sheila Roddy abstained.

Motion 12 Motion was made by Sheila Roddy to submit for legal review and schedule a public hearing for Zone (Text) Change – Planned Residential Development (Section 570 TOK Zoning Regulations) – to review proposed amendments to said section to include Independent Residential Living and Residential Life Care Communities for Monday, August 21, 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).

Motion 13 Motion was made by Todd Nelson to approve the release of the bond for Re-Subdivision Application #11-997; Robert Uva (of 299 Bear Hill Road) requesting return of his \$20,000.00 bond posted for work completed on the common driveway of lots 2, 3, and 4 on Cindy Way (corner of Cook Hill and Cranberry Bog). Memorandum from Engineering Department stating – “The remaining work in the driveway has been completed to the satisfaction of the Killingly Engineering Department.” Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 14 Motion was made by Todd Nelson to adjourn at 9:18 p.m. Second by Brian Card. Motion carried unanimously (5-0-0).