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KILLINGLY PLANNING & ZONING COMMISSION
JUN 21 2021 2:02 PM

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, JUNE 21, 2021

ROLL CALL VOTES:

Board Members:	Attendance	1	2	3	4
Brian Card	✓	+	+	+	+
Virge Lorents	✓	+	+	+	Abs
Matthew Wendorf	✓	+	+	+	+
John Sarantopoulos	✓	+	+	+	+
Keith Thurlow	Absent with Notice				
Vacant - Alternate					
Vacant - Alternate					
Vacant - Alternate					

Motion 1 Motion was made by Matthew Wendorf to close the public hearing for **Special Permit Application #21-1263**; Desmarais & Sons, Inc. (Landowner – 145 Alexander Parkway, LLC); 145 Alexander Parkway; GIS MAP 36, LOT 1; ~26.0 acres; Industrial Zone. Applicant proposes to modify grading from Previous Approval.

Second by Virge Lorents. No discussion.

Mr. Card Called for the Vote: Virge Lorents – yes; Matthew Wendorf – yes; John Sarantopoulos – yes; Brian Card – yes. Motion carried unanimously (4-0-0).

Motion 2 Motion was made by Virge Lorents to continue **Zone Text Change #21-1265**; Douglas Construction Company; Special Permitted Use; Add Section 420.2.2.q General Commercial Zone; Special Permitted Use; Distribution Center Facility, to the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, July 19, 2021, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. There was discussion.

Roll Call Vote: John Sarantopoulos – yes; Matthew Wendorf – yes; Virge Lorents – yes; Brian Card – yes. Motion carried unanimously (4-0-0).

Motion 3 Motion was made by Matthew Wendorf to approve **Special Permit Application #21-1263**; Desmarais & Sons, Inc. (Landowner – 145 Alexander Parkway, LLC); 145 Alexander Parkway; GIS MAP 36, LOT 1; ~26.0 acres; Industrial Zone. Applicant proposes to modify grading from Previous Approval, with the following conditions:

- All Town Engineer's comments be addressed.
- All prior Application's conditions remain in effect.

Second by John Sarantopoulos. No discussion.

Roll Call Vote: Matthew Wendorf – yes; Virge Lorents – yes; John Sarantopoulos – yes; Brian Card – yes. Motion carried unanimously (4-0-0).

Motion 4 Motion was made by Matthew Wendorf to approve **Site Plan Review Application #21-1262**; Kevin Crump/Frito-Lay; 1886 Upper Maple Street, Killingly, CT 06241; GIS MAP 62, LOT 53; ~79.0 acres; Industrial Zone; the project consists of a new building expansion with storm water and asphalt improvements.

Second by John Sarantopoulos. No discussion.

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

Motion carried (3-0-1).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, JUNE 21, 2021

ROLL CALL VOTES:

Board Members:	Attendance	5	6	7	8
Brian Card	√	+	+	+	+
Virge Lorents	√	+	+	+	+
Matthew Wendorf	√	+	+	Abs	+
John Sarantopoulos	√	+	+	+	+
Keith Thurlow	Absent with Notice				
Vacant - Alternate					
Vacant - Alternate					
Vacant - Alternate					

Motion 5 Motion was made by Matthew Wendorf to receive and schedule a public hearing for **Special Permit Application #21-1267**; Justin Olsen/Markover Kennels (Pine Acres Properties, LLC/Owner); 723 & 753 Cook Hill Road, Killingly, CT; GIS MAP 139; LOTS 38.1 & 40; ~160.acres; Rural Development Zone; request dog boarding, training, and grooming facility for 20 dogs, for the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, July 19, 2021, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by Virge Lorents. No discussion.

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

Motion carried unanimously (4-0-0).

Motion 6 Motion was made by John Sarantopoulos to receive and transfer to Staff for review and approval, **Site Plan Review Application #21-1268**; PB Projects, VII, LLC; 140 Main Street, Killingly, CT 06239; GIS MAP 198; LOT 134; Central Business District; renovate historical building for use as 1st floor general mercantile, and full-service restaurant; 2nd floor for general offices.

Second by Virge Lorents. No discussion.

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

Motion carried unanimously (4-0-0).

Motion 7 Motion was made by John Sarantopoulos to adopt the Minutes of the Regular Meeting of May 17, 2021.

Second by Virge Lorents. No discussion.

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

Motion carried unanimously (3-0-1).

Motion 8 Motion was made by Matthew Wendorf to adjourn at 9:42 p.m.

Second by Virge Lorents. No discussion. Motion carried unanimously by voice vote (4-0-0).