

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, SEPTEMBER 19, 2022

ROLL CALL VOTES:

Board Members:	Attendance	1	2	3	4	5
Brian Card	√	+	+	-	+	+
Virge Lorents	√	+	+	+	+	+
John Sarantopoulos	√	+	+	+	+	+
Matthew Wendorf	Absent with Notice					
Keith Thurlow	√	+	+	+	+	+
Michael Hewko - Alternate	√	+	+	+	+	+
Vacant – Alternate						
Vacant - Alternate						

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 KILLINGLY PLANNING & ZONING COMMISSION
 2022 SEP 26 PM 3:31
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 BY: [Signature]

Michael Hewko was seated as a Voting Member for this meeting in the absence of Matthew Wendorf.

Motion 1 Motion was made by Virge Lorents to close 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. **CONT FROM 07/18/2022**
 Second by Michael Hewko. No discussion.
 Motion carried unanimously by voice vote (5-0-0).

Motion 2 Motion was made by Brian Card to continue the public hearing for **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, to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, October 17, 2022, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.
 Second by Virge Lorents. No discussion.
 Motion carried unanimously by voice vote (5-0-0).

Motion 3 Motion was made by Virge Lorents to approve **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.
 Second by Michael Hewko. There was discussion regarding possible amendments to the motion.

Motion 4 Motion was made by Michael Hewko to have a five-minute recess at 8:58 p.m.
 Second by Virge Lorents. No discussion.
 Motion carried unanimously by voice vote (5-0-0).

Motion 5 Motion was made by Brian Card to make the following Amendment to the Motion to approve **Zone TEXT Change Ap #22-1294:**

- Per Section 450 – Dimensional Requirements, change to reduce the maximum building height from 60 feet to 50 feet (in keeping with warehouses in General Commercial).

Second by Michael Hewko. No further discussion.

Motion (Amendment #1) carried unanimously by voice vote (5-0-1).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, SEPTEMBER 19, 2022

ROLL CALL VOTES:

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

Michael Hewko was seated as a Voting Member for this meeting in the absence of Matthew Wendorf.

Motion 6 Motion was made by Michael Hewko to make the following second Amendment to the Motion to approve **Zone TEXT Change Ap #22-1294:**

- To change Sections 436.3.i.1 and 436.4.3.b regarding setback requirements: 1) To reduce the setback requirement for residential structures from 150 feet to 50 feet; and 2) To add the setback requirement of 150 feet from any game preserve.

Second by John Sarantopoulos. There was discussion.

Motion (Amendment #2) carried by voice vote (4-1-0). Brian Card was opposed as he is not comfortable with going with less restrictive than what was publicly advertised.

Main Motion (#3), As Amended, carried by voice vote (4-1-0). Brian Card was opposed.

Motion 7 Motion was made by Brian Card to set the effective date for Zone TEXT Change Ap #22-1294 for Tuesday, November 22, 2022, at 12:01 a.m.

Second by Michael Hewko. There was discussion.

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

Motion 8 Motion was made by Virge Lorents to receive and schedule a public hearing for **Zone MAP Change Ap #22-1297** – Sangasy, Thavone (Applicant/Owner), Seng, Chahn (Owner); 7 Valley Road, GIS MAP 130, LOT 29, ~0.5 acres – request to change from General Commercial Zone to Low Density Residential Zone under Article IX of the T.O.K. Zoning Regulations, for the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, October 17, 2022, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by Michael Hewko. No discussion.

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

Motion 9 Motion was made by Brian Card to approve the Minutes of the Regular Meeting of August 15, 2022.

Second by John Sarantopoulos. No discussion.

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

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, SEPTEMBER 19, 2022

ROLL CALL VOTES:

Board Members: Attendance 10 11

Brian Card	√	+	+
Virge Lorents	√	+	+
John Sarantopoulos	√	+	+
Matthew Wendorf	Absent with Notice		
Keith Thurlow	√	+	+
Michael Hewko - Alternate	√	+	+
Vacant – Alternate			
Vacant - Alternate			

Michael Hewko was seated as a Voting Member for this meeting in the absence of Matthew Wendorf.

Motion 10 Motion was made by Virge Lorents to approve the request for a second filing extension (30 days) to file the mylars and the approval letter (due to delays in receiving approval from CT DOT) 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).

Second by Michael Hewko. No discussion.

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

Motion 11 Motion was made by John Sarantopoulos to adjourn at 9:29 p.m.

Second by Virge Lorents. No discussion.

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