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**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF MONDAY, JULY 15, 2019**

*Elizabeth M. Wilson*

**ROLL CALL VOTES:**

Board Members:	Attendance	1	2	3	4	5	6
Brian Card	√	+	+	+	+	+	+
Virge Lorents	√	+	+	+	+	+	+
Sheila Roddy	√	+	+	+	+	+	+
Milburn Stone	√	+	+	+	+	+	+
Keith Thurlow	√	+	+	Rec	+	+	+
Matthew Wendorf – Alternate	√			+			
Vacant - Alternate							

Matthew Wendorf was seated as a Voting Member for Motion #3 for this meeting.

**Motion 1** Motion was made by Virge Lorents to close the public hearing for **Special Permit Application #19-1209**; Section 410.1.2(b) Dog Kennel; Believe Enterprise Inc.; Angelia & Hugh Viele; 81 Squaw Rock Road; GIS Map 257; Lot 10; ~13.6 acres; Rural Development Zone. – **CONT. FROM 06/17/2019**. Second by Milburn Stone. Motion carried unanimously (5-0-0).

**Motion 2** Motion was made by Brian Card to close the public hearing for **Scenic Road Application #18-1205**; Article IV., et sec. Scenic Roads; Killingly Code of Ordinances; Richard W. Fedor, et als; designation of the entire unpaved portion of Pratt Road (Between Pettingell Road and Chestnut Hill Road) as a scenic road in accordance with the Killingly Code of Ordinances. – **CONT. FROM 06/17/2019**. Second by Milburn Stone. Motion carried unanimously (5-0-0).

**Motion 3** Motion was made by Sheila Roddy to continue the public hearing for **Subdivision Application #19-1213**; John C. D'Amato, Jr. and Ballouville Road, LLC; 51 lot subdivision; 38 Ballouville Road (GIS Map 63, Lot 50); and 82 Ballouville Road (GIS Map 54, Lot 1.1); ~18.8 acres, Medium Density Zone to Monday August 19, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Virge Lorents. Motion carried unanimously (5-0-0). Keith Thurlow had recused himself. Matthew Wendorf was seated as a Voting Member for this Motion.

**Motion 4** Motion was made by Virge Lorents to close the public hearing for **Zone TEXT Change Application # 19-1212**; Town of Killingly, Planning & Zoning Comm.; under Article IX, Section 900 Amendments, Borough of Danielson Zoning Regulations; Section 580, et sec.; Agriculture; amend the definitions, Permitted Uses, Special Permitted Uses, and Agricultural Use Table; and any minor changes deemed necessary. Second by Milburn Stone. Motion carried unanimously (5-0-0).

**Motion 5** Motion was made by Milburn Stone to close the public hearing for **Special Permit Application #19-1214**; Dayville Fire District (Town of Killingly/ Landowner); proposed two (2) bay garage; Zoning Section 410.1.2; 22 Williamsville Road; GIS MAP 111; Lot 14; ~25.62 acreage(5 acres leased parcel); Low Density Zone. Second by Virge Lorents. Motion carried unanimously (5-0-0). Matthew Wendorf had recused himself.

**Motion 6** Motion was made by Virge Lorents to continue the public hearing for **Special Permit & Site Plan Application #19-1215**; Preserve At Valley View, LLC; (Richard O'Keefe/Landowner); proposed 20 duplex residences (40 units) condominium complex; Zoning Section 410.2.2.L and 570.4; 55 Dog Hill Road; GIS MAP 130; Lot 12; ~11.7 acres; Low Density Zone to Monday, August 19, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (5-0-0).

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF MONDAY, JULY 15, 2019**

**ROLL CALL VOTES:**

Board Members:	Attendance	7	8	9	10
Brian Card	√	+	+	-	+
Virge Lorents	√	+	+	+	+
Sheila Roddy	√	+	+	+	+
Milburn Stone	√	+	+	+	+
Keith Thurlow	√	+	+	-	+
Matthew Wendorf – Alternate	√				
Vacant - Alternate					

Matthew Wendorf was seated as a Voting Member for Motion #3 for this meeting.

**Motion 7** Motion was made by Milburn Stone to close the public hearing for **Special Permit & Site Plan Review Application #19-1217**; Country Living at Westview Commons; (Same/Landowner); revised plans; acquiring additional acreage from abutting lot; will allow revision of living units from 73 to 76 with no change in structure of building; additional acreage will also allow retention pond to be moved farther from living units (residential structure); and allow for the “front circle” to use concrete instead of pervious pavers; 117 Ware Road; GIS MAP 32: Lot 41; Low Density. Second by Virge Lorents. Motion carried unanimously (5-0-0).

**Motion 8** Motion was made by Brian Card to deny without prejudice **Special Permit Application #19-1209**; Section 410.1.2(b) Dog Kennel; Believe Enterprise Inc.; Angelia & Hugh Viele; 81 Squaw Rock Road; GIS Map 257; Lot 10; ~13.6 acres; Rural Development Zone. Second by Milburn Stone. There was no discussion.

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

**Motion 9** Motion was made by Virge Lorents to approve **Scenic Road Application #18-1205**; Article IV., et sec. Scenic Roads; Killingly Code of Ordinances; Richard W. Fedor, et als; designation of the entire unpaved portion of Pratt Road (Between Pettingell Road and Chestnut Hill Road) as a scenic road in accordance with the Killingly Code of Ordinances. Second by Milburn Stone. There was no discussion.

Roll Call Vote: Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card – no; Keith Thurlow – no. Motion carried (3-2-0).

**Motion 10** Motion was made by Brian Card to approve **Zone TEXT Change Application # 19-1212**; Town of Killingly, Planning & Zoning Comm.; under Article IX, Section 900 Amendments, Borough of Danielson Zoning Regulations; Section 580, et sec.; Agriculture; amend the definitions, Permitted Uses, Special Permitted Uses, and Agricultural Use Table; and any minor changes deemed necessary, effective date August 19, 2019 at 12:01 a.m.

Mr. Card stated his reasons for approval:

- The changes are consistent with the Town-wide Regulation changes.
- The changes are consistent with the Agricultural Commission Standards that are promoted in Town.

Second by Virge Lorents. There was no discussion.

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

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF MONDAY, JULY 15, 2019**

**ROLL CALL VOTES:**

Board Members:	Attendance	11	12	13	14	15
Brian Card	√	+	+	+	+	+
Virge Lorents	√	+	+	+	+	+
Sheila Roddy	√	+	+	+	+	+
Milburn Stone	√	+	+	+	+	+
Keith Thurlow	√	+	+	+	+	+
Matthew Wendorf – Alternate	√					
Vacant - Alternate						

Matthew Wendorf was seated as a Voting Member for Motion #3 for this meeting.

**Motion 11** Motion was made by Virge Lorents to approve **Special Permit Application #19-1214**; Dayville Fire District (Town of Killingly/ Landowner); proposed two (2) bay garage; Zoning Section 410.1.2; 22 Williamsville Road; GIS MAP 111; Lot 14; ~25.62 acreage(5 acres leased parcel); Low Density Zone. Second by Milburn Stone. There was discussion.

**Motion 12** Motion was made by Brian Card to Amend the Motion to include the following conditions:

- Incorporate the IWWC conditions of approval.
- Refer to the previous site plan approval due to the discussion regarding substituting the site plan.

Second by Virge Lorents. There was no further discussion.

Roll Call Vote on the Amendment to the Motion: Milburn Stone – yes; Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Keith Thurlow – yes. Amendment carried unanimously (5-0-0).

Roll Call on the Main Motion as Amended: Brian Card – yes; Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Keith Thurlow – yes. Main Motion, as Amended, carried unanimously (5-0-0).

**Motion 13** Motion was made by Brian Card to approve **Special Permit & Site Plan Review Application #19-1217**; Country Living at Westview Commons; (Same/Landowner); revised plans; acquiring additional acreage from abutting lot; will allow revision of living units from 73 to 76 with no change in structure of building; additional acreage will also allow retention pond to be moved farther from living units (residential structure); and allow for the “front circle” to use concrete instead of pervious pavers; 117 Ware Road; GIS MAP 32: Lot 41; Low Density. Second by Virge Lorents. There was no discussion.

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

**Motion 14** Motion was made by Sheila Roddy to schedule a public hearing for **Re-Subdivision Application # 19-1222**; Peter and Debra Bessenaire; 2 lot re-subdivision; 120 Putnam Road; GIS MAP 18; Lot 19; ~5.0 acres; Rural Development for Monday, August 19, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (5-0-0).

**Motion 15** Motion was made by Virge Lorents to assign to Staff **Site Plan Review Application # 19-1223**; Steel & Wire North East LP; re-occupation of an industrial building; the purpose will be the same as the prior owner – warehousing and distribution; there will not be any changes to the footprint of the building nor the site; 312 Lake Road; GIS MAP 61; Lot 54; ~7.8 acres; Industrial Zone. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF MONDAY, JULY 15, 2019**

**ROLL CALL VOTES:**

Board Members:	Attendance	16	17	18	19	20	21
Brian Card	√	+	+	+	Abs	+	+
Virge Lorents	√	+	+	+	+	+	+
Sheila Roddy	√	+	+	Abs	Abs	+	+
Milburn Stone	√	+	+	+	+	+	+
Keith Thurlow	√	+	+	+	+	+	+
Matthew Wendorf – Alternate	√						
Vacant - Alternate							

Matthew Wendorf was seated as a Voting Member for Motion #3 for this meeting.

**Motion 16** Motion was made by Sheila Roddy to schedule a public hearing for **Proposed Zoning (TEXT) Change**: Proposed Adaptive Re-Use of an Agricultural Building; under Rural Development, Section 410.1.2.q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone, Section 410.3.2.m (Special Permit) for September 16, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Virge Lorents. There was discussion. Motion carried unanimously (5-0-0).

**Motion 17** Motion was made by Virge Lorents to approve the Minutes of the Special Meeting of Monday, June 10, 2019 – Special Meeting POCD. Second by Brian Card. Motion carried unanimously (5-0-0).

**Motion 18** Motion was made by Virge Lorents to approve the Minutes of the Regular Meeting of Monday, June 17, 2019. Second by Milburn Stone. Motion carried (4-0-1). Sheila Roddy abstained as she had not attended the meeting.

**Motion 19** Motion was made by Virge Lorents to approve the Minutes of the Special Meeting of Monday, June 24, 2019 – Special Meeting POCD. Second by Milburn Stone. Motion carried (3-0-2). Brian Card and Sheila Roddy abstained as they had not attended the meeting.

**Motion 20** Motion was made by Virge Lorents to authorize Staff to draft a letter/written notice to amend the PZC By-Laws regarding extending a meeting to continue past a certain time (e.g. 10:00 p.m.) to be acted upon at the next regular meeting of the PZC (Monday, August 19, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m). Second by Sheila Roddy. Motion carried unanimously (5-0-0).

**Motion 21** Motion was made by Virge Lorents to adjourn at 10:42 p.m. Second by Brian Card. Motion carried unanimously (5-0-0).