

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, JULY 17, 2017

ROLL CALL VOTES:

Board Members:	Attendance	1	2	3	4
Brian Card	√	+	+	+	+
Todd Nelson	√	+	+	+	+
Sheila Roddy	√	+	+	+	+
Milburn Stone	√	+	+	+	+
Keith Thurlow	Absent with Notice				
Virge Lorents - Alternate	√	+		+	+
Matthew Wendorf - Alternate	√		+		

RECEIVED
 TOWN CLERK, KILLINGLY, CT
 2017 JUL 24 PM 2:12
 Elizabeth M. Wilson

Virge Lorents and Matthew Wendorf were seated as Voting Members: Virge Lorents to vote on odd Agenda Items; Matthew Wendorf to vote on even Agenda Items.

Motion 1 Motion was made by Todd Nelson to close the public hearing for Zone (MAP) Change Application #17-1174 – Letter from CT DEEP, dated 04/06/2017; 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. Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 2 Motion was made by Todd Nelson to continue the 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 to Monday, August 21, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Matthew Wendorf. Motion carried unanimously (5-0-0).

Motion 3 Motion was made by Milburn Stone to close the public hearing for Special Permit Application #17-1173 – Automatic Rolls / Northeast Foods, Inc.; Aquifer Protection Overlay Zone & Sec. 450.3.1 Height in Industrial Zones; 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. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 4 Motion was made by Milburn Stone to approve Zone (MAP) Change Application #17-1174 – Letter from CT DEEP, dated 04/06/2017; 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 with an effective date of Friday, August 4, 2017, at 12:01 a.m. Second by Todd Nelson. Motion carried unanimously (5-0-0).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, JULY 17, 2017

ROLL CALL VOTES:

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

Virge Lorents and Matthew Wendorf were seated as Voting Members: Virge Lorents to vote on odd Agenda Items; Matthew Wendorf to vote on even Agenda Items.

Motion 5 Motion was made by Todd Nelson to approve Special Permit Application #17-1173 – Automatic Rolls / Northeast Foods, Inc.; Aquifer Protection Overlay Zone & Sec. 450.3.1 Height in Industrial Zones; 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. Second by Milburn Stone.

Motion 6 Motion was made by Sheila Roddy to amend the motion to approve Special Permit Application #17-1173 – Automatic Rolls / Northeast Foods, Inc.; Aquifer Protection Overlay Zone & Sec. 450.3.1 Height in Industrial Zones; 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 to include the following condition:

- That the Applicant agree to meet the PSM Safety Management Standards associated with ammonia refrigeration systems even though it is less than the minimum of 10,000 pounds required for employing those standards.

Second by Matthew Wendorf.

Roll Call Vote on the Amendment to the Motion: Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Matthew Wendorf – yes; Brian Card – yes. Amendment to the Motion carried unanimously (5-0-0).

Roll Call Vote on the Main Motion as Amended: Sheila Roddy – yes; Milburn Stone – yes; Matthew Wendorf – yes; Todd Nelson – yes; Brian Card – yes. Motion as Amended carried unanimously (5-0-0).

Motion 7 Motion was made by Todd Nelson to receive and schedule a public hearing for Zone (MAP) Change Application #17-1176 – Paul J. Gazzola, Jr.; change of zone for three (3) parcels as follows: 12 North Shore Rd.; GIS Map 61, Lot 58; 1883 Upper Maple St; GIS Map 62; Lot 33.1 change both lots from Light Industrial to Medium Density; and 1871 Upper Maple St; GIS Map 62, Lot 33 change from Low Density to Medium Density for Monday, August 21, 2017. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, JULY 17, 2017

ROLL CALL VOTES:

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

Virge Lorents and Matthew Wendorf were seated as Voting Members: Virge Lorents to vote on odd Agenda Items; Matthew Wendorf to vote on even Agenda Items.

Motion 8 Motion was made by Todd Nelson to approve the Minutes of the Special Workshop Meeting of Wednesday, June 14, 2017. Second by Virge Lorents. Motion carried (4-0-1). Sheila Roddy abstained.

Motion 9 Motion was made by Milburn Stone to accept the Minutes of the Regular Meeting of Monday, June 19, 2017. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 10 Motion was made by Milburn Stone to approve the CGS 8-24 Referral regarding the Sale of Town Owned Land – 95 Pratt Road; GIS MAP 93, Lot 3; ~7.2 acres; Rural Development Zone; Sale of Property will be subject to a Conservation Easement in Perpetuity. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 11 Motion was made by Todd Nelson to adjourn at 9:10 p.m. Second by Sheila Roddy. Motion carried unanimously (5-0-0).