

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, OCTOBER 17, 2022

ROLL CALL VOTES:

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

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

Motion 1 Motion was made by Virge Lorents to close 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.

Second by John Sarantopoulos. No discussion.

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

Motion 2 Motion was made by Virge Lorents to close the 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.

Second by Michael Hewko. No discussion.

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

Motion 3 Motion was made by Michael Hewko to approve **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.

Second by Virge Lorents.

Roll Call Vote: Michael Hewko – yes; Virge Lorents – yes; John Sarantopoulos – yes; Matthew Wendorf – yes; Keith Thurlow – yes.

Motion carried unanimously (5-0-0).

Motion 4 Motion was made by Virge Lorents to approve **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 because there are no problems in doing so.

Second by John Sarantopoulos. No discussion.

Roll Call Vote: Virge Lorents – yes; John Sarantopoulos – yes; Michael Hewko – yes; Matthew Wendorf – yes; Keith Thurlow – yes.

Motion carried unanimously (5-0-0).

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KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, OCTOBER 17, 2022

ROLL CALL VOTES:

Board Members:

	Attendance	5	6	7	8	9
Brian Card	Absent with Notice					
Virge Lorents	√	+	+	+	+	+
John Sarantopoulos	√	+	+	+	+	+
Matthew Wendorf	√	+	+	+	Abs	+
Keith Thurlow	√	+	+	+	+	+
Michael Hewko - Alternate	√	+	+	+	+	+
Vacant – Alternate						
Vacant - Alternate						

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

Motion 5 Motion was made by John Sarantopoulos to schedule a public hearing for **Special Permit Ap #22-1298** – Melissa Frink; (Davin Pensak / Owner); 330 State Avenue; GIS MAP 111; LOT 16; ~0.44 acres; Low Density Zone; request special permit to allow home occupation in a building outside the residence in the garage / “Wizard of Pawz Pet Grooming”; under Section 410.2.1.h; Section 595.1(A-M); and Section 595.2; and Article VII (Special Permits), for the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, November 21, 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 6 Motion was made by Virge Lorents to set the effective date for **Zone MAP Change Ap #22-1297** for Monday, November 21, 2022, at 12:01 a.m.

Second by Matthew Wendorf. No discussion.

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

Motion 7 Motion was made by Virge Lorents to agree with **Review under §8-24 Ap # 22-1299** – Town of Killingly; pre-conceptual review of the proposed “The Brickyard Plaza and Art Park”; parking lot area behind Main Street, the Elks Club.

Second by Matthew Wendorf. No discussion.

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

Motion 8 Motion was made by John Sarantopoulos to adopt the Regular Meeting Minutes – SEPTEMBER 19, 2022.

Second by Michael Hewko. No discussion.

Motion carried by voice vote (4-0-1). Matthew Wendorf abstained as he had not attended the meeting.

Motion 9 Motion was made by Virge Lorents to adjourn at 7:57 p.m.

Second by Matthew Wendorf. No discussion.

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