

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, AUGUST 16, 2021

ROLL CALL VOTES:

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

2021 AUG 18 PM 4:15
Killingly Planning & Zoning Commission

Motion 1 Motion was made by Matthew Wendorf to approve the addenda to the agenda as follows:

A) That the words "& Borough of Danielson" be added after "Town of Killingly" under Section VI. (2) below:

VI. PUBLIC HEARINGS – (review / discussion / action)

2) **Zone Text Change - #21-1270**; Town of Killingly (& Borough of Danielson); Proposed Amendment to Article VI {Administration and Enforcement}, (add) Section 640; Temporary and Limited Moratorium on Cannabis Establishments.

--and--

VII. UNFINISHED BUSINESS – (review / discussion / action)

2) **Zone Text Change - #21-1270**; Town of Killingly (and Borough of Danielson); Proposed Amendment to Article VI {Administration and Enforcement}, (add) Section 640; Temporary and Limited Moratorium on Cannabis Establishments.

--and--

B) That the words/directions "Receive, and if complete, schedule for a public hearing for September 20, 2021." Be added to the end of Section VIII. (3) below:

VIII. NEW BUSINESS – (review/discussion/action)

3) **Special Permit Application #21-1273** – David Kode (Frito-Lay/Landowner); 1886 Upper Maple Street, Dayville, CT; GIS MAP 62, LOT 53; 94 acres; Industrial Zone; request special permit for proposed scope of work to exceed the maximum height of 50' as specified in table A of Section 450. **Receive, and if complete, schedule for a public hearing on September 20, 2021.**

Second by John Sarantopoulos. No discussion.
Motion carried unanimously by voice vote (3-0-0).

Motion 2 Motion was made by Matthew Wendorf to close the public hearing for **Re-subdivision Application #21-1269**; Raymond and Diane Sorel; 1645 North Road; GIS MAP 21; LOT 20; ~50 acres; re-subdivide into two lots; Lot 20 to be 5.58 acres; and Lot 20-3 to be 44.49 acres; Rural Development Zone. Second by John Sarantopoulos. No discussion.
Motion carried unanimously by voice vote (3-0-0).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, AUGUST 16, 2021

ROLL CALL VOTES:

| Board Members: | Attendance | 3 | 4 | 5 | 6 |
|--------------------|--------------------|---|---|---|---|
| Brian Card | Absent with Notice | | | | |
| Virge Lorents | ✓ | + | + | + | + |
| Matthew Wendorf | ✓ | + | + | + | + |
| John Sarantopoulos | ✓ | + | + | + | + |
| Keith Thurlow | Absent with Notice | | | | |
| | | | | | |
| Vacant - Alternate | | | | | |
| Vacant – Alternate | | | | | |
| Vacant - Alternate | | | | | |

Motion 3 Motion was made by Matthew Wendorf to close the public hearing for **Zone Text Change - #21-1270**; Town of Killingly (& Borough of Danielson); Proposed Amendment to Article VI {Administration and Enforcement}, (add) Section 640; Temporary and Limited Moratorium on Cannabis Establishments.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

Motion 4 Motion was made by Matthew Wendorf to approve **Re-subdivision Application #21-1269**; Raymond and Diane Sorel; 1645 North Road; GIS MAP 21; LOT 20; ~50 acres; re-subdivide into two lots; Lot 20 to be 5.58 acres; and Lot 20-3 to be 44.49 acres; Rural Development Zone.

Second by John Sarantopoulos. No discussion.

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

Motion carried unanimously (3-0-0).

Motion 5 Motion was made by John Sarantopoulos to accept **Zone Text Change - #21-1270**; Town of Killingly (and Borough of Danielson); Proposed Amendment to Article VI {Administration and Enforcement}, (add) Section 640; Temporary and Limited Moratorium on Cannabis Establishments.

Second by Matthew Wendorf. No discussion.

Motion carried unanimously by voice vote (3-0-0).

This Zone Text Change #21-1270 takes effect immediately.

Motion 6 Motion was made by Matthew Wendorf to receive and schedule a public hearing for **Zone MAP Change Application # 21-1271** – Douglas Construction Co (James M. Vance/Landowner); 605 Providence Pike & 200 Hubbard Hill Road; Killingly, CT; GIS MAP 224, LOT 14; and GIS MAP 245, Lot 001; 177 & 12 acres; Rural Development; request change of zone from Rural Development to General Commercial for both parcels, for the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, September 20, 2021, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, AUGUST 16, 2021

ROLL CALL VOTES:

| Board Members: | Attendance | 7 | 8 | 9 | 10 |
|--------------------|--------------------|---|---|---|----|
| Brian Card | Absent with Notice | | | | |
| Virge Lorents | ✓ | + | + | + | + |
| Matthew Wendorf | ✓ | + | + | + | + |
| John Sarantopoulos | ✓ | + | + | + | + |
| Keith Thurlow | Absent with Notice | | | | |
| | | | | | |
| Vacant - Alternate | | | | | |
| Vacant – Alternate | | | | | |
| Vacant - Alternate | | | | | |

Motion 7 Motion was made by John Sarantopoulos to receive **Site Plan Review Application #21-1272** – James Cammilleri – JSC Management Group, LLC (Janco Central, Inc./Landowner); 6 Putnam Pike, Dayville, CT; GIS MAP 115, LOT 4; General Commercial Zone; 2.8 acres; expand drive-thru area to include a second lane and reconfigure southern parking area and refer to Staff to complete the review.

Second by Matthew Wendorf. No discussion.

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

Motion carried unanimously (3-0-0).

Motion 8 Motion was made by Matthew Wendorf to receive and schedule for a public hearing **Special Permit Application #21-1273** – David Kode (Frito-Lay/Landowner); 1886 Upper Maple Street, Dayville, CT; GIS MAP 62, LOT 53; 94 acres; Industrial Zone; request special permit for proposed scope of work to exceed the maximum height of 50' as specified in table A of Section 450, for the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, September 20, 2021, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

Motion 9 Motion was made by Matthew Wendorf to accept the Minutes of the Regular Meeting of July 19, 2021.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

Motion 10 Motion was made by Matthew Wendorf to schedule a public hearing for **Zone Text Change Application #21-1264**; Town of Killingly; Special Permitted Use; Add Section 420.2.2.p General Commercial Zone; Special Permitted Use; Self-Service Storage Facilities, for the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, September 20, 2021, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, AUGUST 16, 2021

ROLL CALL VOTES:

Board Members: **Attendance** 11 12

| | | | |
|--------------------|--------------------|---|---|
| Brian Card | Absent with Notice | | |
| Virge Lorents | ✓ | + | + |
| Matthew Wendorf | ✓ | + | + |
| John Sarantopoulos | ✓ | + | + |
| Keith Thurlow | Absent with Notice | | |
| | | | |
| Vacant - Alternate | | | |
| Vacant – Alternate | | | |
| Vacant - Alternate | | | |

Motion 11 Motion was made by Matthew Wendorf to table the following two agenda items to the next regularly scheduled meeting of the Planning and Zoning Commission on Monday, September 20, 2021, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.:

X. OTHER / MISCELLANEOUS – (review / discussion / action)

- 1) **WORKSHOP – Discussion** – should the zoning regulations allow for an accessory structure to be constructed on a vacant parcel of real estate without the primary structure being in place?
- 2) **WORKSHOP – Discussion** – Five Mile River Overlay District (NO Staff Report Until September)

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).

Motion 12 Motion was made by Matthew Wendorf to adjourn at 7:55 p.m.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (3-0-0).