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2019 AUG 20 AM 11:34  
*Elizabeth M. Wilson*

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF MONDAY, AUGUST 19, 2019**

**ROLL CALL VOTES:**

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

**Motion 1** Motion was made by Virge Lorents to set an effective of September 9, 2019, 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. Second by Milburn Stone. There was discussion.

**Motion 2** Motion was made by Brian Card to amend the motion to set an effective date of September 9, 2019, 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, changing the effective date to September 9, 2020. Second by Virge Lorents.

Motion to Amend carried (4-1-0). Milburn Stone was opposed.

Main Motion, as Amended, carried (4-1-0). Milburn Stone was opposed.

**Motion 3** Motion was made by Milburn Stone to close 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. Second by Virge Lorents. Motion carried (4-0-0). Keith Thurlow had recused himself.

**Motion 4** 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 the next regular meeting of the Planning and Zoning Commission on Monday, September 16, 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 5** Motion was made by Virge Lorents to close the 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. Second by Milburn Stone. Motion carried unanimously (5-0-0).

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF MONDAY, AUGUST 19, 2019**

**ROLL CALL VOTES:**

Board Members:	Attendance	6	7	8	9
Brian Card	√	+	+	+	+
Virge Lorents	√	+	+	+	+
Sheila Roddy	√	+	+	+	+
Milburn Stone	√	+	+	+	+
Keith Thurlow	√	Rec	Rec	+	+
Matthew Wendorf – Alternate	Absent				
Vacant - Alternate					

**Motion 6** Motion was made by Sheila Roddy to approve the **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 with the following conditions:

- The looped water system as required by the Water Company include the easement through the open space;
- Existing stone walls to be used as practical on site;
- Phased approval with bonding required prior to each phase. Subject to Engineer review/approval.
- The IWWC approval letter to obtain all relevant local and State approvals as necessary be followed and included;
- Deeded land to Town along Ballouville Road be done at the start of the project;
- Temporary easement across existing land to access public space be granted;
- Open space land deeded to Town at the start of Phase 1.

Second by Milburn Stone.

Roll Call Vote: Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes. Motion carried unanimously (4-0-0). Keith Thurlow had recused himself.

**Motion 7** Motion was made by Milburn Stone that the Planning and Zoning Commission recommend the rebate of \$3,500.00 for the ten-lot differential from the Application fee 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. Second Virge Lorents. Motion carried unanimously (4-0-0). Keith Thurlow had recused himself.

**Motion 8** Motion was made by Virge Lorents to approve **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 with the following condition:

- The IWWC conditions and the NDDH conditions be included.

Second by Milburn Stone.

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

**Motion 9** Motion was made by Sheila Roddy to schedule the site plan review for **Site Plan Application #19-1224**; Miyoshi America, Inc.; proposed bldg., addition and parking lots including new access driveways and utilities; 110 Louisa Viens Drive; GIS MAP 57; Lot 8; ~61 acres; Industrial Zone for the next regular meeting of the Planning and Zoning Commission on Monday, September 16, 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).

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING OF MONDAY, AUGUST 19, 2019**

**ROLL CALL VOTES:**

Board Members:	Attendance	10	11	12
Brian Card	√	+	+	+
Virge Lorents	√	+	+	+
Sheila Roddy	√	+	+	+
Milburn Stone	√	+	+	+
Keith Thurlow	√	+	+	+
Matthew Wendorf – Alternate	Absent			
Vacant - Alternate				

**Motion 10** Motion was made by Sheila Roddy to approve the Minutes of the Special Meeting of Monday, July 8, 2019 – POCD. Second by Virge Lorents. Motion carried unanimously (5-0-0).

**Motion 11** Motion was made by Brian Card to approve the Minutes of the Regular Meeting of Monday, July 15, 2019. Second by Milburn Stone. Motion carried unanimously (5-0-0).

**Motion 12** Motion was made by Virge Lorents to adjourn at 9:12 p.m. Second by Milburn Stone. Motion carried unanimously (5-0-0).