

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, AUGUST 21, 2017

RECEIVED
TOWN CLERK, KILLINGLY, CT
2017 AUG 23 PM 4:25

Elizabeth M. Wilson

ROLL CALL VOTES:

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

Virge Lorents and Matthew Wendorf were seated as Voting Members.

Motion 1 Motion was made by Brian Card to rotate the order of Section VI of the Agenda as follows:

VI. PUBLIC HEARINGS

B. Special Permits – (review/discussion/action)

1. 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. **CONTINUED FROM 07/17/2017**
2. Special Permit Application #17-1171 – Tracy Donovan; Sec. 410.1.2(b) Dog Kennel; to allow landowner to build a dog kennel for breeding purposes to house approximately 49 adult dogs; 54 Brickhouse Road; GIS MAP192, Lot 19; ~18.3 acres: Rural Development Zone. **HEARING MUST OPEN TONIGHT – DELAYED FROM 07/17/2017**

A. Zone Change Applications – (review/discussion/action)

1. 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
2. Zone (TEXT) Change Application #17-1178 Town of Killingly (TOK); amendments to Section 570 Planned Residential Development (PRD); and Article III, Section 310 Definitions; amendments to the PRD Section of the TOK Zoning Regulations to include two classifications, "Independent Residential Living and Residential Life Care Communities" and to make all necessary amendments to allow both classifications under PRD, and to add the necessary definitions to the proper zoning section pertaining thereto. Copies of the full text of the amendments are available to the public in the Planning & Development and Town Clerk's Offices.

Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 2 Motion was made by Sheila Roddy to have a five-minute break to allow Chairman, Keith Thurlow, and Staff to have a discussion. Second by Brian Card. Motion carried unanimously (5-0-0). Keith Thurlow, Ann-Marie Aubrey and Jonathan Blake left the room and returned at 7:47 p.m.

Motion 3 Motion was made by Sheila Roddy to close 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. Second by Virge Lorents. Motion carried unanimously (5-0-0).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, AUGUST 21, 2017

ROLL CALL VOTES:

Board Members:	Attendance	4	5	6	7
Brian Card	√	+	+	+	+
Todd Nelson	Absent with Notice				
Sheila Roddy	√	+	+	+	+
Milburn Stone	Absent				
Keith Thurlow	√	+	+	+	+
Virge Lorents - Alternate	√	+	+	+	-
Matthew Wendorf – Alternate	√	+	+	+	+

Virge Lorents and Matthew Wendorf were seated as Voting Members.

Motion 4 Motion was made by Virge Lorents to continue the public hearing for Special Permit Application #17-1171 – Tracy Donovan; Sec. 410.1.2(b) Dog Kennel; to allow landowner to build a dog kennel for breeding purposes to house approximately 49 adult dogs; 54 Brickhouse Road; GIS MAP192, Lot 19; ~18.3 acres: Rural Development Zone to September 18, 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 5 Motion was made by Brian Card to close the 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. Second by Virge Lorents. Motion carried unanimously (5-0-0).

Motion 6 Motion was made by Brian Card to close Zone (TEXT) Change Application #17-1178 Town of Killingly (TOK); amendments to Section 570 Planned Residential Development (PRD); and Article III, Section 310 Definitions; amendments to the PRD Section of the TOK Zoning Regulations to include two classifications, "Independent Residential Living and Residential Life Care Communities" and to make all necessary amendments to allow both classifications under PRD, and to add the necessary definitions to the proper zoning section pertaining thereto. Copies of the full text of the amendments are available to the public in the Planning & Development and Town Clerk's Offices. Second by Virge Lorents. Motion carried unanimously (5-0-0).

Motion 7 Motion was made by Brian Card to approve Zone (MAP) Change Application #17-1176 – Paul J. Gazzola, Jr.; change of zone for three (3) parcels as follows:

1883 Upper Maple St; GIS Map 62; Lot 33.1; and 12 North Shore Road, 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.

- Change to Medium Density is a little bit more protective of the Lake vs. Light Industrial;
- It is better fitting for the neighborhood;
- Opens up the uses for the land;
- Consistent with sewer use map - has water and sewer for development;
- Consistent with the State growth map.

12 North Shore Rd.; GIS Map 61, Lot 58

- Clean-up of property card issues. It is shown on the Zone Map as Medium Density and on the property card as Light Industrial.

Effective date of Monday, September 25, 2017, 12:01 a.m. Second by Sheila Roddy. There was discussion.

Roll Call Vote: Brian Card – yes; Virge Lorents – no; Sheila Roddy – yes; Matthew Wendorf – yes; Keith Thurlow – yes. Motion carried (4-1-0). Virge Lorents voted opposed because she feels more thorough consideration was needed.

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, AUGUST 21, 2017

ROLL CALL VOTES:

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

Virge Lorents and Matthew Wendorf were seated as Voting Members.

Motion 8 Motion was made by Brian Card to approve Zone (TEXT) Change Application #17-1178 Town of Killingly (TOK); amendments to Section 570 Planned Residential Development (PRD); and Article III, Section 310 Definitions; amendments to the PRD Section of the TOK Zoning Regulations to include two classifications, “Independent Residential Living and Residential Life Care Communities” and to make all necessary amendments to allow both classifications under PRD, and to add the necessary definitions to the proper zoning section pertaining thereto. Copies of the full text of the amendments are available to the public in the Planning & Development and Town Clerk’s Offices. Approval to include the following edits:

- Page 9 of 16, under 570.5.8 Fire Safety, second paragraph, delete the word “or.”
- Page 11 of 16, under 570.5.13 Landscaping, first sentence, replace “aesthetic” with “landscape.”
- Page 15 of 16, under 570.5 Amendments to the Approved Plans, at the end of #1 Minor Amendments, insert the following sentence, “Notice of such changes shall be provided to the Commission at the next regularly scheduled meeting.”

Reasons for approval: Allows for controlled development that addresses a Town need consistent with the POCD and uses existing PDR rules with enhancement to serve a needy population.

Effective date, Monday, September 25, 2017, 12:01 a.m. Second by Virge Lorents.

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

Motion 9 Motion was made by Virge Lorents to approve the conceptual plan 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. Second by Matthew Wendorf. There was discussion.

Roll Call Vote: Sheila Roddy – yes; Matthew Wendorf – yes; Brian Card – no; Virge Lorents – yes; Keith Thurlow – yes. Motion carried (4-1-0).

Motion 10 Motion was made by Virge Lorents to receive and schedule a public hearing for Special Permit Application #17-1179 – Jeannette Chambers; Section 410.1.2.q; and Section 566; proposed accessory dwelling unit in existing barn; 374 Mason Hill Road; GIS Map 30, Lot 14; ~9.0 acres; Rural Development Zone for September 18, 2017, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Sheila Roddy. Motion carried (5-0-0).

Motion 11 Motion was made by Brian Card to accept the Minutes of Regular Meeting of Monday, July 17, 2017. Second by Virge Lorents. Motion carried (4-1-0). Keith Thurlow abstained as he had not attended that meeting.

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, AUGUST 21, 2017

ROLL CALL VOTES:

Board Members:	Attendance	12	13	14	15
Brian Card	√	+	+	+	+
Todd Nelson	Absent with Notice				
Sheila Roddy	√	+	+	+	+
Milburn Stone	Absent				
Keith Thurlow	√	+	+	+	+
Virge Lorents - Alternate	√	+	+	+	+
Matthew Wendorf – Alternate	√	+	+	+	+

Virge Lorents and Matthew Wendorf were seated as Voting Members.

Motion 12 Motion was made by Virge Lorents to postpone the review of the Minutes of the Special Meeting (Workshop) of Tuesday, July 18, 2017, per the request of Brian Card as he had not had a chance to check the edits to the Gravel Regulations to the minutes. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 13 Motion was made by Virge Lorents to open the floor to allow Dale Desmarais to participate in discussion of:

X. WORKSHOP SESSIONS – (review/discussion/action)

1. Zone (Text) Change – Earth Filling and Excavation (Section 560 TOK Zoning Regulations) – to review proposed amendments to said section; and to discuss next actions.

a. Commission is to determine if another workshop is required for these proposed regulations;

B. Commission is to determine if a workshop is not required – then **Commission may schedule a hearing for October 16, 2017 – as proper notice must be given to NECCOG.**

Second by Matthew Wendorf. Motion carried unanimously (5-0-0).

Motion 14 Motion was made by Brian Card to approve the Extension Request to complete work under Special Permit #06-901 – John LaBossiere (for LaBossiere Enterprises, LLC); request for a one year extension to complete the work for Special Permit #06-901; 74,000 sf commercial plaza with appurtenant parking including drive-thru facilities; 899 North Main Street; GIS Map 154, Lot 18; ~19.0 acres; General Commercial Zone. New expiration date September 18, 2018. Second by Sheila Roddy. Motion carried unanimously (5-0-0).

Motion 15 Motion was made by Brian Card to adjourn at 10:50 p.m. Second by Virge Lorents. Motion carried unanimously (5-0-0).