

TOWN OF KILLINGLY, CT
SEP 16 2019 10:20 AM

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, SEPTEMBER 16, 2019

ROLL CALL VOTES:

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

Motion 1 Motion was made by Milburn Stone to close 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 – **CONT. FROM 06/17/2019 & 07/15/2019 & 08/19/2019**. Second by Virge Lorents. Motion carried unanimously (5-0-0).

Motion 2 Motion was made by Virge Lorents to close the public hearing for **Zone (TEXT) Change Application #19-1211**; Proposed Adaptive Re-Use of an Agricultural Building; under Rural Development, Section 410.1.2.q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone, Section 410.3.2.m (Special Permit). Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 3 Motion was made by Brian Card to approve **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, with the following conditions:

- Screening, if needed, will be added for lots along Blumenthal Drive (with Staff) above and beyond screening that is already provided.
- Bonding, as reviewed and approved by the Town Engineer, to be provided by Phase.
- The IWWC letter, with conditions, to be incorporated as a reference.
- The twenty-foot separation between buildings is acceptable provided all construction is compliant with code per the Fire Marshall (NFPA and CT Building Codes).
- Association Documents to be provided and are to be reviewed and approved by Town Staff.
- Access to be adjusted for the small attenuation area on the southern side of the development.
- Development Map to be displayed at the mailbox location, as agreed to by the Applicant.
- A few benches to be provided along walking trail, as agreed to by the Applicant.
- "T" Turnarounds on Roadway B to be extended, consistent with the Fire Marshall's request.
- Bus Shelter to be constructed as part of Phase 1 of the Project, with a solar light.

Second by Virge Lorents. There was no discussion.

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

Motion 4 Motion was made by Brian Card to approve **Zone (TEXT) Change Application #19-1211**; Proposed Adaptive Re-Use of an Agricultural Building; under Rural Development, Section 410.1.2.q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone, Section 410.3.2.m (Special Permit) with an effective date of October 21, 2019, at 12:01 a.m. Second by Virge Lorents. There was discussion regarding a typographical error which Staff will correct.

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

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, SEPTEMBER 16, 2019

ROLL CALL VOTES:

| Board Members: | Attendance | 5 | 6 | 7 | 8 | 9 |
|-----------------------------|--------------------|---|-----|---|---|---|
| Brian Card | √ | + | + | + | + | + |
| Virge Lorents | √ | + | Rec | + | + | + |
| Sheila Roddy | √ | + | + | + | + | + |
| Milburn Stone | √ | + | + | + | + | + |
| Keith Thurlow | √ | + | + | + | + | + |
| Matthew Wendorf – Alternate | Absent with Notice | | | | | |
| Vacant - Alternate | | | | | | |

Motion 5 Motion was made by Brian Card to approve **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, with the following conditions:

- A valve to be installed after the oil/water separator on the loading dock catch basin/oil-water separator infiltration system.
- A stamped, engineering report for the drainage modification to be submitted to the Town for the record.
- Spill plan to be updated, as necessary, for the drainage modifications as shown.

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 6 Motion was made by Milburn Stone to continue **Un-Subdivision Application #19-1225**; Bell CT Property, LLC; Stephen Bell, Member; current owner of real estate currently known as 317 Valley Road; wants to un-subdivide the property for tax purposes; 55 Lot subdivision; 317 (333) Valley Road, LD and RD Zones to the next regular meeting of the Planning and Zoning Commission on Monday, October 21, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Sheila Roddy. Motion carried (4-0-0). Virge Lorents had recused herself.

Motion 7 Motion was made by Brian Card that the Application is not complete, at this time, for **Special Permit Application #19-1226**; Michael S. Teed; (Beth Thompson, Landowner); request special permit to change one non-conforming use to another non-conforming use under Section 520.7 "Change" of the Town of Killingly Zoning Regulations; (production brewery combined with a retail space for the consumption and sale of beer); 1001 Hartford Pike; GIS Map 117; Lot 29; Low Density Zone, and the Applicant has until the next regular meeting of the Planning and Zoning Commission on Monday, October 21, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. to complete the Application Second by Milburn Stone. Motion carried unanimously (5-0-0).

Motion 8 Motion was made by Brian Card to schedule a review for **Gravel Permit Extension Application #19-1227**; Ernest Joly & Sons, Inc; for a three (3) year permit extension/renewal for sand and gravel excavation, including gravel crushing operation; contains approximately 175 acres of land; 32 Beatrice Avenue; GIS MAP 262; Lot 15. (Prior files #16-1155; #04-860, etc.) for the next regular meeting of the Planning and Zoning Commission on Monday, October 21, 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 9 Motion was made by Milburn Stone to approve the Minutes of the Special Meeting of August 12, 2019 – POCD. Second by Virge Lorents. Motion carried unanimously (5-0-0).

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, SEPTEMBER 16, 2019

ROLL CALL VOTES:

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

Motion 10 Motion was made by Milburn Stone to approve the Minutes of the Regular Meeting of August 19, 2019. Second by Virge Lorents. Motion carried unanimously (5-0-0).

Motion 11 Motion was made by Brian Card to adjourn at 8:58 p.m. Second by Virge Lorents. Motion carried unanimously (5-0-0).