

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING OF MONDAY, SEPTEMBER 19, 2016

RECEIVED
TOWN CLERK, KILLINGLY, CT
2016 SEP 21 AM 11:30

ROLL CALL VOTES:

Elizabeth M. Wilson

Board Members:	Attendance	1	2	3	4
Brian Card	√	+	+	+	+
Todd Nelson	√	+	+	+	+
Sheila Roddy	√	+	+	+	+
Milburn Stone	√	+	+	+	+
Keith Thurlow	√	+	+	+	+
Virge Lorents - Alternate	√				
Vacant- Alternate					

Motion 1 Motion by Todd Nelson to close the public hearing for Special Permit Application #16-1146; Section 420.2.2(a) [retail w/outdoor displays]; 420.2.2(m)[heavy equipment sale, rental, services, repair]; 420.2.2(n) [contractor's business]; Section 470 (Site Plan); and Section 700 (Special Permit); of Network Equipment Services (Douglas Beaupre); continuation of historical use as a trucking terminal; retail sales w/outdoor displays; heavy equipment sale, rental, service, repair; a contractor's yard; all with office space; 574 Westcott Road; GIS Map 214; Lot 7 ~12.953 acres; General Commercial Zone. Second by Sheila Roddy. Motion carried unanimously (5-0).

Motion 2 Motion by Milburn Stone to close the public hearing for Subdivision Application #16-1142 of Robert C. Coddling; for two (2) residential lots; one (1) lot with pre-existing residence ~2.0 acres; and one (1) new lot for a proposed residence ~2.406 acres; 125 Mashentuck Road; ~4.406 acres; GIS Map 174, Lot 5; Rural Development Zone. Second by Sheila Roddy. Motion carried unanimously (5-0).

Motion 3 Motion by Todd Nelson to continue the public hearing for Subdivision Application #16-1144 of Joseph & Wendy Roderick; for a two (2) lot subdivision; one (1) lot to contain an existing residence and free standing garage ~1.8 acres; and one (1) lot to contain two (2) existing structures of which one (1) structure is to be converted to a residence ~6.1 acres; 856 Bailey Hill Road, Killingly, GIS Map 120, Lot 16; ~8.00 acres; Low Density Zone to Monday, October 17, 2016, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (5-0).

Motion 4 Motion by Brian Card to approve Special Permit Application #16-1146; Section 420.2.2(a) [retail w/outdoor displays]; 420.2.2(m)[heavy equipment sale, rental, services, repair]; 420.2.2(n) [contractor's business]; Section 470 (Site Plan); and Section 700 (Special Permit); of Network Equipment Services (Douglas Beaupre); continuation of historical use as a trucking terminal; retail sales w/outdoor displays; heavy equipment sale, rental, service, repair; a contractor's yard; all with office space; 574 Westcott Road; GIS Map 214; Lot 7 ~12.953 acres; General Commercial Zone, with the condition that the correction to the grading in the back area of the property be completed. Second by Sheila Roddy. There was discussion.

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ROLL CALL VOTES:

Board Members:	Attendance	5	6	7
Brian Card	√	+	+	+
Todd Nelson	√	+	+	+
Sheila Roddy	√	+	+	+
Milburn Stone	√	+	+	+
Keith Thurlow	√	+	+	+
Virge Lorents - Alternate	√			
Vacant- Alternate				

Motion 5 Motion by Brian Card to amend his motion to approve Special Permit Application #16-1146; Section 420.2.2(a) [retail w/outdoor displays]; 420.2.2(m)[heavy equipment sale, rental, services, repair]; 420.2.2(n) [contractor's business]; Section 470 (Site Plan); and Section 700 (Special Permit); of Network Equipment Services (Douglas Beaupre); continuation of historical use as a trucking terminal; retail sales w/outdoor displays; heavy equipment sale, rental, service, repair; a contractor's yard; all with office space; 574 Westcott Road; GIS Map 214; Lot 7 ~12.953 acres; General Commercial Zone to include the following two conditions:

- That the grading in the back gets addressed; and
- That the fencing and vegetation that exist on the northern side of the property remain or be equivalent in nature if replaced.

Second by Sheila Roddy.

Roll Call Vote on the Amendment to the Motion: Brian Card – yes; Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Keith Thurlow – yes. Motion carried unanimously (5-0).

Roll Call Vote on the Original Motion as Amended: Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card; Keith Thurlow – yes. Motion carried unanimously (5-0).

Motion 6 Motion by Brian Card to move Agenda Item:

VII. UNFINISHED BUSINESS

D. Subdivisions – (review/discussion/action)

1. Proposed Two (2) Lot Subdivision Application #16-1142 of Robert C. Codding; for one (1) lot with pre-existing residence ~2.0 acres; and one (1) new lot for a proposed residence ~2.406 acres; 125 Mashentuck Road; ~4.406 acres; GIS Map 174, Lot 5; Rural Development Zone.

up on the Agenda to above Item:

C. Site Plan Reviews – (review/discussion/action)

1. Site Plan Review Application #16-1143 of Bailey Hill Management, LLC; per prior special permit applications # 04-845 and #04-849 under Section 445 of the Town of Killingly Zoning Regulations; regarding the adaptive re-use/renovation of existing Mill (Ross/Acme Mill) and new construction of residential developments; for 963 Bailey Hill Road, Killingly, GIS Map 100, Lot 66, ~56.3 acres; Mill Mixed Use Development District.

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

Motion 7 Motion by Sheila Roddy to approve the Proposed Two (2) Lot Subdivision Application #16-1142 of Robert C. Codding; for one (1) lot with pre-existing residence ~2.0 acres; and one (1) new lot for a proposed residence ~2.406 acres; 125 Mashentuck Road; ~4.406 acres; GIS Map 174, Lot 5; Rural Development Zone with the following three conditions:

- That the additional adjustment is made for grading to achieve the 250-feet required for sight line;
- Waive the open space and sidewalks requirement;
- That the Town receives a copy of the recorded deed for the purchase of the abutting property.

Second by Milburn Stone.

Roll Call Vote: Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes; Todd Nelson – yes; Keith Thurlow – yes.

Motion carried unanimously (5-0).

KILLINGLY PLANNING & ZONING
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ROLL CALL VOTES:

Board Members:	Attendance	8	9	10	11	12	13	14
Brian Card	√		+	+	+	+	+	+
Todd Nelson	√		+	+	+	+	+	+
Sheila Roddy	√		+	+	+	+	+	+
Milburn Stone	√		+	+	+	+	+	+
Keith Thurlow	√		+	+	+	+	+	+
Virge Lorents - Alternate	√		Rec.					
Vacant- Alternate								

Motion 8 Motion by Todd Nelson to approve Site Plan Review Application #16-1143 of Bailey Hill Management, LLC; per prior special permit applications # 04-845 and #04-849 under Section 445 of the Town of Killingly Zoning Regulations; regarding the adaptive re-use/renovation of existing Mill (Ross/Acme Mill) and new construction of residential developments; for 963 Bailey Hill Road, Killingly, GIS Map 100, Lot 66, ~56.3 acres; Mill Mixed Use Development District. Second by Milburn Stone. There was discussion.

Todd Nelson withdrew his motion. Milburn Stone withdrew his second.

Motion 9 Motion by Todd Nelson to approve Site Plan Review Application #16-1143 of Bailey Hill Management, LLC; per prior special permit applications # 04-845 and #04-849 under Section 445 of the Town of Killingly Zoning Regulations; regarding the adaptive re-use/renovation of existing Mill (Ross/Acme Mill) and new construction of residential developments; for 963 Bailey Hill Road, Killingly, GIS Map 100, Lot 66, ~56.3 acres; Mill Mixed Use Development District with the following conditions:

- That letters are received by Staff from Ed Eramian, the Engineer, and the traffic study
- All pre-existing conditions of the prior approval will continue forward with this secondary approval

Second by Milburn Stone.

Roll Call Vote: Milburn Stone – yes; Brian Card – yes; Todd Nelson – yes; Sheila Roddy – yes; Keith Thurlow – yes. Motion carried unanimously (5-0). Virge Lorents had recused herself and left the room.

Motion 10 Motion by Brian Card to receive and schedule for public hearing for Special Permit Application #16-1149 Family Car Care (575 Wauregan Road, LLC, {Albert Basley} L/owner); to be allowed to do general car repairs on customer cars (previously approved for limited auto-sales and repairs only on cars for sale); under Section 420.2.2 special permitted uses; Section 420.1.2 special permitted uses (j) motor vehicle general repairs; 575 Wauregan Road; Killingly; GIS Map 262, Lot 14; ~1.2 acres; General Commercial Zone for Monday, October 17, 2016, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (5-0).

Motion 11 Motion by Todd Nelson to receive and direct Staff to complete the Site Plan Review for Application #16-1150 of Hutton Team, LLC; project proposes to construct a 7,225 s.f. O'Reilly Auto Parts Store with associated parking, driveway, drainage and utility features; 753 Hartford Pike (CT Rte. 101), Killingly, GIS Map 130, Lot 49, ~1.7 acres; General Commercial Zone. Second by Brian Card. Motion carried unanimously (5-0).

Motion 12 Motion by Brian Card to approve the Minutes of the Regular Meeting of August 15, 2016. Second by Todd Nelson. Motion carried unanimously (5-0).

Motion 13 Motion by Brian Card to approve the Application of Cellco Partnership d/b/a Verizon Wireless for a Wireless Telecommunications Facility at 520 Bailey Hill Road, Killingly, GIS Map 143, Lot 6, Rural Development Zone with the following condition:

- That there be an adequate buffer of at least 150-200 feet around the cell tower because of the development that exists that was already approved on the property.

Second by Milburn Stone. Motion carried unanimously (5-0).

Motion 14 Motion by Milburn Stone to adjourn at 9:10 p.m. Second by Todd Nelson. Motion carried unanimously (5-0).