

CORRECTED
KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF MONDAY, AUGUST 21, 2023

ROLL CALL VOTES:

Board Members:	Attendance	1	2	3	4
Brian Card	Arrived at approx. 7:10 pm	+	+	+	+
Virge Lorents	Absent with Notice				
John Sarantopoulos	√	+	+	+	+
Matthew Wendorf	Absent with Notice				
Keith Thurlow	√	+	+	+	+
Michael Hewko - Alternate	√	+	+	+	+
Vacant – Alternate					
Vacant - Alternate					

RECEIVED
 TOWN CLERK, KILLINGLY, CT
 2023 AUG 24 PM 3:01
 Elizabeth M. Quisenberry

Michael Hewko was seated as a Voting Member for this Meeting.

Motion 1 Motion was made by John Sarantopoulos to close the public hearing for **Special Permit Appl #23-1308** – The Craft Group (Big-Y Foods, Inc./Landowner); 70 Wauregan Road; GIS MAP 217; Lot 57; ~8.3 acres; General Commercial; request to open a cannabis establishment (retail and manufacturing); Section 567, Cannabis Establishment; Section 700, et al, Special Permit; and Section 470 Site Plan Review.

Second by Brian Card. No discussion.

Motion carried unanimously by voice vote (4-0-0).

Motion 2 Motion was made by John Sarantopoulos to continue the public hearing for **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpianto (Nikolas Gounaris, et al and George Reichardt, et al) 536 – 542 – 552 Hartford Pike (536 = GIS MAP 114, Lot 39, 0.95 acres, VC), (542 = GIS MAP 114, Lot 40, 0.34 acres, VC), and (552 = GIS MAP 114, Lot 41, 0.64 acres, VC); for construction of a 12,580 +/- square foot commercial building with drive-thru and associated site improvements Zoning Sect. 700, Spec Perm; Sect. 470, Site Plan, to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, September 18, 2023, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by Michael Hewko. No discussion.

Motion carried unanimously by voice vote (4-0-0).

Motion 3 Motion was made John Sarantopoulos to continue the public hearing for **Special Permit Appl. #23-1317** – Canterbury Holdings, LLC (Upper Maple, LLC/Landowner); 25 Colonial Drive; GIS MAP 113; LOT 29-6; 6.57 acres; Low Density Zone. Application for Planned Residential Development – IRL, consisting of sixteen (16) 2-family residential buildings. TOK Zoning Sect. 410.2.2 Low Density/PRD; Sect. 570 Planned Residential Development; Sect. 700 Special Permit; and Sect. 470 Site Plan, to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, September 18, 2023, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by Michael Hewko. No discussion.

Motion carried unanimously by voice vote (4-0-0).

Motion 4 Motion was made John Sarantopoulos to close the public hearing for **Special Permit Appl. #23-1318** – Jessica O'Brien d/b/a Evergreen Farms (Jessica O'Brien & Michael Shabenas/Landowners); 204 Hartford Pike; GIS MAP 108; LOT 34; ~5.035 acres; Low Density Zone. Conversion of an existing agricultural building to an event /wedding facility. TOK Zoning Sect. 410.2.2(p) Wedding/Event Venues (effective 7/17/2023 at 12:01 am); Section 700, Spec Perm; Section 470, Site Plan

Second by Brian Card. No discussion.

Motion carried unanimously by voice vote (4-0-0).

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ROLL CALL VOTES:

Board Members:	Attendance	5	6	7	8
Brian Card	Arrived at approx.. 7:10 pm	+	+	+	+
Virge Lorents	Absent with Notice				
John Sarantopoulos	√	-	+	+	+
Matthew Wendorf	Absent with Notice				
Keith Thurlow	√	+	+	+	Abs
Michael Hewko - Alternate	√	+	Rec	+	+
Vacant – Alternate					
Vacant - Alternate					

Michael Hewko was seated as a Voting Member for this Meeting.

Motion 5 Motion was made Brian Card to approve **Special Permit Appl #23-1308** – The Craft Group (Big-Y Foods, Inc./Landowner); 70 Wauregan Road; GIS MAP 217; Lot 57; ~8.3 acres; General Commercial; request to open a cannabis establishment (retail and manufacturing); Section 567, Cannabis Establishment; Section 700, et al, Special Permit; and Section 470 Site Plan Review, with the following conditions:

- All local approvals be submitted and filed with Staff.
- Security be present during product deliveries and during normal working hours.

Second by Michael Hewko.

Discussion: John Sarantopoulos read aloud from a document explaining his reasons for not being in support of this Application.

Roll Call Vote: Brian Card – yes; Michael Hewko – yes; John Sarantopoulos – no; Keith Thurlow – yes.

Motion carried (3-1-0).

Motion 6 Motion was made by Brian Card to approve **Special Permit Appl. #23-1318** – Jessica O'Brien d/b/a Evergreen Farms (Jessica O'Brien & Michael Shabenas/Landowners); 204 Hartford Pike; GIS MAP 108; LOT 34; ~5.035 acres; Low Density Zone. Conversion of an existing agricultural building to an event /wedding facility. TOK Zoning Sect. 410.2.2(p) Wedding/Event Venues (effective 7/17/2023 at 12:01 am); Section 700, Spec Perm; Section 470, Site Plan Second by John Sarantopoulos. No discussion.

Roll Call Vote: John Sarantopoulos – yes; Brian Card – yes; Keith Thurlow – yes.

Motion carried (3-0-0). Michael Hewko had recused himself.

Motion 7 Motion was made by Brian Card to schedule for action **Subdivision Appl. #23-1319** – Kathie A. Hess (Bruce & Brenda Weeks / Landowners); 2 Weeks Lane; GIS MAP 108, LOT 30.1; 1.06 acres; ALZOD overlay district; to subdivide Lot 30.1 into two parcels, also a lot line adjustment between LOT 30 and LOT 30.1 will be necessary to create a conforming lot, for the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, September 18, 2023, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by Michael Hewko. No discussion.

Motion carried unanimously by voice vote (4-0-0).

Motion 8 Motion was made by Brian Card to accept the Regular Meeting Minutes of July 17, 2023.

Second by John Sarantopoulos. No discussion.

Motion carried by voice vote (3-0-1). Keith Thurlow abstained as he had not attended the meeting.

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ROLL CALL VOTES:

Board Members: Attendance 9 10

Brian Card	Arrived at approx. 7:10 pm	+	+
Virge Lorents	Absent with Notice		
John Sarantopoulos	√	+	+
Matthew Wendorf	Absent with Notice		
Keith Thurlow	√	+	+
Michael Hewko - Alternate	√	+	+
Vacant – Alternate			
Vacant - Alternate			

Michael Hewko was seated as a Voting Member for this Meeting.

Motion 9 Motion was made by Michael Hewko to schedule a public hearing for Business Park – draft regulations, for the regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, October 16, 2023, 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 (4-0-0).

Motion 10 Motion was made by Brian Card to adjourn at 10:52 p.m.

Second by Michael Hewko. No discussion.

Motion carried unanimously (4-0-0).