



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION
TUESDAY – JANUARY 22, 2019

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

**Killingly Town Hall
172 Main St., Killingly**

MINUTES

- I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:03 pm.
- ROLL CALL** – Brian Card, Sheila Roddy, Matthew Wendorf, Keith Thurlow.
Virge Lorents and Milburn Stone were absent with notice.
- Staff Present** – Ann-Marie Aubrey, Director of Planning and Development.
- II. **SEATING OF ALTERNATES**
- Matthew Wendorf was seated as a Voting Member for this meeting.
- III. **AGENDA ADDENDUM** – None.
- Ann-Marie Aubrey stated that the Agenda had been amended to include the addresses for the Site Plan Reviews.
- IV. **CITIZENS' COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING** (Individual presentations not to exceed 3 minutes; limited to an aggregate of 21 minutes unless otherwise indicated by a majority vote of the Commission) – None.
- V. **COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS** – None.
- VI. **PUBLIC HEARINGS – (review / discussion / action)**
- A. **Zone Change Applications**
None
 - B. **Special Permits**
None
 - C. **Site Plan Reviews**
None
 - D. **Subdivisions**
None
 - E. **Other/Various**
None
- VII. **UNFINISHED BUSINESS – (review / discussion / action)**
- A. **Zone Change Applications**
None

B. Special Permits

None

C. Site Plan Reviews

None

D. Subdivisions

None

E. Other/Various

None

VIII. NEW BUSINESS

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

None

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

None

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

1. Site Plan Application #19-1207; Robert Liebscher; 551 Westcott Road, Commercial Recreation,...and similar recreational facilities; permitted use under Section 420.2.1(d), GIS Map 214; Lot 5; ~3.8 acres; General Commercial Zone. Receive application; requested that it be assigned to staff for review and approval. The building is pre-existing and all changes will be done to the interior of the building.

Ann-Marie Aubrey explained that it needs to be verified that there will be no issues with the Fire Marshal and that there will be enough parking spaces. The proposal includes two indoor soccer fields, bathrooms, and picnic tables for viewing the soccer games. It is a permitted use. No changes to the footprint of the existing building.

Motion was made by Sheila Roddy to assign Site Plan Application #19-1207; Robert Liebscher; Commercial Recreation,...and similar recreational facilities; permitted use under Section 420.2.1(d), GIS Map 214; Lot 5; ~3.8 acres; General Commercial Zone to Staff for review and approval. Second by Brian Card. Motion carried unanimously (4-0-0).

2. Site Plan Application #19-1208; Catapult Learning (Specialized Ed of CT); 71 Westcott Road, (95 Westcott Road – mailing address) Medical, business and professional offices; permitted use under Section 420.2.1(a); GIS Map 182; Lot 75; ~2.8 acres; General Commercial Zone. Receive application; requested that it be assigned to staff for review and approval. The building is pre-existing and all changes will be done to the interior of the building.

Ann-Marie Aubrey explained that this is the building that used to be the Unemployment Office. It needs to be verified that fire trucks can get into the parking lot.

Motion was made by Sheila Roddy to assign Site Plan Application #19-1208; Catapult Learning (Specialized Ed of CT); Medical, business and professional offices; permitted use under Section 420.2.1(a); GIS Map 182; Lot 75; ~2.8 acres; General Commercial Zone to Staff for review and approval. Second by Brian Card. There was discussion. Motion carried unanimously (4-0-0).

D. Subdivisions – (review/discussion/action)

None

E. Other/Various

None

IX. ADOPTION OF MINUTES – (review/discussion/action)

1) Regular Meeting of Monday, December 17, 2018 – RE: Regular Meeting

Motion was made by Brian Card to approve the Minutes of the Regular Meeting of Monday, December 17, 2018. Second by Matthew Wendorf. Motion carried (2-0-2). Sheila Roddy and Matthew Wendorf abstained.

2) Special Meeting of Saturday, January 12, 2019 – RE: Special Meeting / POCD Charrette / Workshop

Motion was made by Brian Card to approve the Minutes of the Special Meeting of Saturday, January 12, 2019 (POCD Charrette / Workshop). Second by Sheila Roddy. Motion carried (3-0-1). Matthew Wendorf abstained.

X. OTHER – (review/discussion/action)

A. CGS 8-24 Referrals

None

B. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)

Enclosed

C. Inland Wetlands and Watercourses Agent's Report

Enclosed

D. Building Office Report

Enclosed

E. Bond Releases / Reductions / Calls

None

F. Extension Requests, ETC. -Project Completion / Subdivision & Site Plan Approvals / Mylar Filings / Site Plan Amendments / Re-Classify Phases

None

G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility

None

H. Other/Various – (review/discussion/action)

None

I. Upcoming P&Z Commission Meetings

1. Next Regular Meeting – **TUESDAY, FEBRUARY 19, 2019**, at 7:00 p.m., to include a Workshop regarding review of the final draft of the Agricultural Regulations.

2. Next Special Meeting – **TUESDAY, FEBRUARY 19, 2019**, Special Workshop Meeting at 6:00 pm., regarding the POCD.

XI. CORRESPONDENCE – (review/discussion/action)

None

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

1. **Discussion / Workshop** – Revisions to Agricultural Regulations for both the Town of Killingly, and the Boro of Danielson. (At end either schedule another workshop for Tuesday, February 19, 2019 or schedule for a public hearing; suggested hearing date Monday, March 18, 2019 at 7:00 p.m.)

Members from the Killingly Agriculture Commission present: Frank Anastasio; Virginia Keith.

Mr. Anastasio explained that the Town Attorney reviewed the proposed draft and that the Agricultural Commission will review the comments from the Town Attorney at its meeting on February 13th. Copies (10.15.AG.COMM.Oct.15.2018) were provided to Members of both Commissions. Ann-Marie Aubrey had spoken with the Town Attorney earlier in the day and she reviewed the comments page by page with the Commissions which, she explained, were more style than substance. She will work with the Agricultural Commission to update the draft to be ready to present to the PZC at its next meeting on February 19th.

Brian Card stated that Agricultural Definition #1 should not include dog kennels as there are separate rules for dog kennels. He asked if local breweries should be included under Farm Winery. There was discussion. Mr. Anastasio explained that farm wineries have to grow grapes on the farmer's land, but breweries do not have to grow anything. The State of Connecticut is allowing wineries to establish breweries and distilleries, so there are State regulations for those two operations. Mr. Anastasio stated that he is not sure that it should be included under agriculture.

There was discussion regarding hemp.

It was decided to have another workshop during the next regular meeting of the PZC to review the final draft. Mr. Anastasio noted a correction to page 5 of the draft, #19 – replace FDA with Connecticut Department of Health. He asked that any additional feedback be directed to Ms. Aubrey or any Member of the Agricultural Commission so that it can be considered at their February meeting. Mr. Thurlow stated that, due to the government furlough, he has not been able to find out if the USDA has reviewed the draft or if they have any comments.

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT – No Representation.

XIV. TOWN COUNCIL LIAISON REPORT

Lynn LaBerge reported:

- Mary Calorio has been appointed as Killingly's new Town Manger to start on March 11th.
- Jeff Grocki has been named as the Parks and Recreation Volunteer of the Year.
- Dayville Fire Department did a fire extinguisher training for Town employees.
- Discussion regarding the Town taking over Animal Control Services. Waiting for the final report of the investigation before taking action.
- Discussed the window project at the Community Center with Tracy Mason. A new building may cost about the same as fully refurbishing the existing building. The MacIlvain building may be an option. A Subcommittee will be formed to explore options.
- Voted in favor for a disbursement from the non-lapsing account for the Board of Education for some needed software.

XV. ADJOURNMENT

Motion was made by Sheila Roddy to adjourn at 7:33 p.m. Second by Matthew Wendorf. Motion carried unanimously (4-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk