



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

MONDAY – SEPTEMBER 18, 2023

Regular Meeting – HYBRID MEETING

7:00 PM

TOWN MEETING ROOM – 2ND FLOOR

Killingly Town Hall

172 Main Street

Killingly, CT

THE PUBLIC IS ALLOWED TO ATTEND THE MEETING IN PERSON
OR THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW

THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.

GO TO WWW.KILLINGLY.ORG AND CLICK ON FACEBOOK LIVE AT THE BOTTOM OF THE PAGE.

RECEIVED
TOWN CLERK, KILLINGLY, CT
2023 SEP 25 AM 8:14
Elizabeth M. Wilson

MINUTES

I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:00 p.m.

ROLL CALL – Brian Card, Michael Hewko, Virge Lorents, John Sarantopoulos, Keith Thurlow.
Matthew Wendorf was absent with notice.

Staff Present – Ann-Marie Aubrey, Director of Planning & Development, Jonathan Blake, Planner I/ZEO; Jill St. Clair, Director of Economic Development.

Also Present – Ulla Tiik-Barclay, Town Council Liaison; J.S. Perreault, Recording Clerk.
There were six additional people present in the audience.

Present via Online/Call-in –John DeLuca; Jack H.

II. **SEATING OF ALTERNATES**

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

III. **AGENDA ADDENDUM** – None.

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)

NOTE: Public comments can be emailed to publiccomment@killinglyct.gov or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239. All public comment must be received prior to 2:00 PM, the day of the meeting. Public comment received will be posted on the Town's website www.killingly.org.

NOTE: To participate in the CITIZENS' COMMENTS– the public may join the meeting via telephone while viewing the meeting on Facebook live.

To join by phone please dial 1-415-655-0001; and use the access code 2633-603-8249 when prompted.

Ann-Marie Aubrey read aloud the above call-in information.

There were no comments from the public, either in person or online.

V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS – None.

VI. PUBLIC HEARINGS – (review / discussion / action)

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PUBLIC HEARINGS CONT:

1) **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpionato (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. **CONT. FROM 07/17/23 & 08/21/23**

Motion was made by Virge Lorents to continue the public hearing for **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpionato (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 (**CONT. FROM 07/17/23 & 08/21/23**), to the next 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.

Discussion:

- Comments from the public – Albert Weiss, whose family owns most of the historic properties adjacent to the subject property, expressed his opposition to this Application. He said that they object to any change in the zone for that particular property and what they are going to do there, specifically. He explained about the efforts that his family has taken to preserve the buildings which, he said, are important to the history of Killingly. He explained about his family's plans for preserving the buildings and to form a Trust as his family plans to maintain ownership of them for the next hundred years. Kathy Weiss was also present in the audience.
- Comments from Staff – Ann-Marie Aubrey referred to the Staff Report (dated 9/18/2023, included in packets) and explained that the easement had been denied at the public hearing held during the September 12, 2023 meeting of the Town Council. Ms. Aubrey also explained that the Applicant had requested that this PZC public hearing be continued to October 16, 2023, to allow time to prepare a site plan without the easement. Ms. Aubrey also noted that a formal written request for continuance from the Applicant would be available to the Commission on September 18, 2023.

Motion carried unanimously by voice vote (5-0-0).

2) **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. **CONT.FROM 08/21/2023.**

Robert DeLuca, P.E. with CLA Engineers, Inc., represented the Applicant and gave a presentation. Plans were displayed as discussed.

Copies of a memorandum and email from Killingly Town Engineer, David Capacchione (dated 9/18/2023) and a letter from Connecticut Water Company (both dated September 18, 2023) had been provided to Commission Members.

- Mr. DeLuca explained that he had worked with Staff to re-work the layout to create a loop road (which services all of the units) so there are no dead-ends or turn-around issues.
- Mr. DeLuca explained that the Connecticut Water letter was resubmitted due to a map error (64 bedrooms instead of 128 bedrooms). He explained that it is the same result, more or less.

- There is an internal walkway at the rear of the homes, which ties into a central, common walkway around a common space where there is a pavilion. The walkway continues around the existing drainage pond
- They added a playground.
- They eliminated the drainage pond on the south end of the site.
- Mr. DeLuca explained that the new layout creates the need for more fill, so there will be more earthwork. They were able to bring up the south end of the site and force the drainage to the existing pond through the pipe system.
Mr. DeLuca did not have a cut-and-fill number, but he estimated that approximately 50,000 yards additional fill will be required.
Brian Card commented that the Earthwork Section would need to be reviewed.

Mr. DeLuca reviewed the comments from the last meeting:

- Snow Removal – The new layout is more conducive to dealing with snow.
- Walkway on one side of the road – Added internal walkway that accesses the site.
- Lighting – There will be lighting on the individual houses and about a half-dozen other lights in the common areas. All lighting to be dark-sky compliant.
- HOA agreement will be provided. The Applicant will be working on it with their attorney.
- They provided fence around the pond – black vinyl as requested by the Town Engineer.
- Eight more visitor parking spaces have been added, for a total of nineteen.
- Staff is satisfied with the calculation for open space.
- Turn-around issue resolved.
- More Active Open Space – A playground area has been added. Mr. DeLuca did not have specifics, but said that it could be a condition of approval for Staff to review before installed.
- A common mail area has been designated.
- Landscape Plan has changed with the new layout. Mr. DeLuca reviewed it with Staff and they seem satisfied with it.
- Picnic table added to the pavilion.
- Connecticut Water issue resolved.
- Rather than all four-bedroom units, the Applicant is now looking at 2, 3 and 4-bedroom units (slightly different footprints) which will make it more organic looking.
- 3-1 slopes behind the houses – They pushed the slope further back, so it is not so close to the back decks.
- Central Bus Stop – The Applicant does not see a need for it, but is open to talk about it.
There was discussion. Mr. DeLuca explained that the Application understands that students would be picked up at a central location, it is just whether or not he would be providing a couple of bus shelters.
Mr. Blake suggested a bus shelter combined with the mail area. Mr. DeLuca stated that it could work, it's just a matter of choosing a central location.
John Sarantopoulos expressed concern for the number of children that could be at the development and whether the radius of the cul de sac is adequate for the school buses to turn around, especially during winter with snow.
Mr. DeLuca explained that the existing cul de sac was built to Town standards for buses and fire trucks.
Mr. Blake explained that the Fire Marshal has looked at this proposed layout and has not provided any additional comments other than fire hydrant locations.
- IWWC approval has been received.
- Mr. DeLuca stated that he went over the Town Engineer's comments, in detail, earlier in the day with Mr. Capacchione, who later, sent an email stating that he is satisfied.

QUESTIONS/COMMENTS FROM COMMISSION MEMBERS:

- **Keith Thurlow** asked about the following:
 - Mr. Thurlow read aloud from the PRD Section regarding sidewalks and he explained that the intent of previous discussion was that the buildings would be connected with a sidewalk.
Mr. DeLuca stated that they had worked with Staff and got direction and it was felt that this item was adequately addressed.
Mr. Blake explained about past approvals that included sidewalks on one side.
Mr. Thurlow stated that there needs to be sidewalks at least on one side. Mr. Sarantopoulos expressed agreement with one side. Mr. DeLuca stated that they have no problem with putting sidewalks on one side of

the road and eliminating the walks behind the houses. Mr. Thurlow said that is okay as long as the Regulations are met.

- Lighting

Mr. Blake explained that lighting is identified on the plan. Ms. Aubrey explained that handicap accessible area lighting was a comment from the Town Engineer and it has been addressed. Lighting to be dark-sky compliant.

- Detention area 100 percent fenced in.

Mr. DeLuca explained that it is on the inside of the trail (path that goes around it).

Mr. Card asked how the fenced-in, stormwater filtration basin meets Open Space requirements and he commented that the plans call for cleaning/maintenance of the basin which could encompass cleaning everything within the fenced-in area. The fenced-in area is being used in the calculations of stormwater control and right now they don't meet the Open Space requirements.

Mr. Blake explained that walking trails and preservation of existing trees are included under passive/active.

The current proposal does not call for full clearing of the trees in that fenced-in area.

Mr. DeLuca explained that the capacity of the basin is below the existing treed area and that they are cleaning everything to the level of the storm that it is designed to. He said that they can change the note on the plan.

They will move the fence line to include just the areas that are graded.

Mr. Blake suggested that Mr. DeLuca show the proposed Open Space as its own plan to show exactly what is being proposed as open space and preserved.

Mr. DeLuca stated that they can keep that interfacing with the tree line to be maintained.

- **Brian Card** asked about the following:

- Mr. Card referred to the Stormwater Management Report and asked how they got rid of the pond on the southeast corner. He asked about the discussion with the Town Engineer regarding his comment #15 about increase in flow for post-development conditions. He asked what is being done to minimize impacts to neighbors. He would like a specific answer from either the Applicant or the Town Engineer regarding the doubling of the flow off of the property.

Mr. DeLuca explained that they raised up the site on that corner and pitched it all to the existing pond.

The Stormwater Management Report was displayed and Mr. DeLuca explained about the three existing drainage basins. He said that he discussed the following with the Town Engineer earlier in the day: everything impervious is going to the pond; for the houses proposed along the edges, they are requiring roof leaders that head to the road and the road drainage will take it and bring it to the pond. He explained that there is an emergency outlet. He said that the pond takes a hundred-year storm and takes another two feet. He said that the ground is all gravel and he doesn't think that there is ever any water there with the existing system. He explained that they did permeability tests. He said that the soils are really good.

Mr. DeLuca referred to page 3 of the Stormwater Management Report and explained

- Mr. Card asked if a letter had been received from the WPCA.

Mr. DeLuca stated that they did and he said that it was the same math error as with Connecticut Water.

- Mr. Card asked that Mr. DeLuca go through Sections 570.2 and 570.3 and explain how this PRD meets those requirements.

Regarding 570.2.c, Mr. DeLuca explained that he had worked with Staff to come up with this more organic layout. He stated that he believes that it is as compatible as any of these developments are in the typical residential zone.

Regarding 570.3.c, Mr. DeLuca stated that the lot will be maintained as a single, common property and he believes they show open areas that preserve and enhance the appearance and character.

#1 - Mr. DeLuca stated that he believes that they meet #1.

#2 - Mr. DeLuca stated that he thinks that the looped road is necessary. Utilities runs, more or less, follow that road.

#3 - He is not aware of anything of historic significance. Natural features are being maintained in the irrigation pond area.

#4 - Does not apply.

#5 - There will be 2, 3 and 4-bedroom houses with different footprints/styles.

#6 - The road has been designed to Town standards and they don't have any public safety issues with their design of the layout.

- Mr. Card asked about the sewer.

Mr. DeLuca explained that there is no way to service those houses by gravity running it along the road. It will all be privately owned and maintained. Water and sewer easements would be granted as needed.

- Mr. DeLuca explained that, since the pond will be taking Town water and private water, there will need to be a maintenance agreement that either the Town or the developer will need to take over the maintenance of the pond.
- Mr. Card explained that he would like to see the HOA in place.
- Mr. Card asked about electricity.
Mr. DeLuca stated that it would be underground.
 - **Mr. Thurlow** asked about the following:
 - Mr. Thurlow commented that, with the potential number of children, he would like to see more intensified recreation area.
Mr. DeLuca asked if there is something in particular that the Commission is looking for.
Mr. Thurlow stated that there isn't, but he would like to see activities and areas provided for the youth, as called for in common open areas.
There was discussion regarding HOA being reviewed before approval. Mr. Blake explained that it could be a condition of approval that it be presented to Staff/Town Attorney for review. Mr. Card explained that the Commission does not have definitive answers to some questions that would, typically, be addressed in the HOA.
 - Mr. Thurlow asked about buffering along the property line at the outside edge of the sediment basin. He wants to make sure that there is heavy buffering there.
Mr. DeLuca explained that there is quite a bit of buffering there other than what will need to be opened up for the path.
 - Mr. Thurlow asked about a gate for maintenance.
Mr. DeLuca explained that he had discussed with the Town Engineer about putting a pull-off at the end of the cul de sac with a gate there (near the outlet for the cross culvert).
 - Mr. Thurlow asked if Architecturals for the buildings had been submitted.
Mr. DeLuca stated that they had last month, but just for the 4-bedroom units.
 - Mr. Thurlow asked if it is all vinyl siding.
Mr. DeLuca stated that he does not believe so (due to fire codes) because some of the buildings are close together.
There was more discussion about active/passive recreation area/activities.
 - Mr. Thurlow asked about neighboring houses to be sure enough protective buffer is provided.
An aerial photo was displayed and Mr. Blake indicated a house and wetlands to the south.
The Landscaping Plan (sheets 10 and 11) was displayed showing the buffering. Mr. DeLuca gave an explanation.
Mr. Thurlow asked if there should be buffering between the walkway and the property line where the trees will be cleared for the walkway.
Mr. DeLuca stated that they could plant some trees along that edge which would be buffering the walking trail.
Mr. Card asked about access to clean the pond.
Mr. DeLuca indicated where the access would be and stated that the idea is not to disturb the natural buffer that is there.
Mr. Card asked, "How do you maintain the pond if you don't have access to it?"
 - **Mr. Card** asked about fire hydrants.
There are three hydrants.

QUESTIONS/COMMENTS FROM STAFF:

- **Ann-Marie Aubrey** explained about the timeline and that, if the public hearing is to be continued, a written request would be needed.
Mr. DeLuca stated that he would provide that.

QUESTIONS/COMMENTS FROM THE PUBLIC:

- **Steve Morin**, 1034 Upper Maple Street, voiced concern about the following:
 - Water and the properties that are downhill from the pond. He feels that the Commission should walk the property.
 - He is concerned that his property will become a playground for the children at the development.
 - Traffic

- Safety of the children.
- He feels that it is too much housing being added.
- **Carol Donnelly**, 1034 Upper Maple Street, stated that she did research and voiced concern about the following:
 - Whether the development was being subsidized in any way.
 - Drainage
 - No sidewalks on Upper Maple Street for the children to walk to school. Who will pay for that.
 - She feels that she will need to install a fence to keep children from cutting through her yard.
 - She asked about the depth of the buffering between the walking path and the property line.
Mr. DeLuca stated that, at the closest, it is 20 feet to the edge of the walking path.
 - She asked if the pond would be stagnant water. Concern about mosquitos.
Mr. DeLuca stated that the ground infiltrates (all gravel).
 - She voiced concern that the water won't drain as well since they will be putting in asphalt.
Mr. DeLuca stated that there will be more water going to the pond, but it will still drain, so there won't be stagnant water there.
 - She asked if her well will be affected.
Mr. DeLuca explained that the development will be on public water – not drilling or looking for other water sources.

ADDITIONAL QUESTIONS/COMMENTS FROM COMMISSION MEMBERS:

- **Brian Card** asked that the passive open space on the eastern boundary be addressed. He said that it is supposed to be accessible. Mr. Card stated that his opinion, as a Commission Member, is that an active stormwater pond is not open space.
Mr. DeLuca stated that they will clarify the interface with the active pond and the treed area that is being counted as passive open space.
Mr. Thurlow asked if it is not, is there enough other land to compensate for that amount of open space without losing a building.
Mr. DeLuca, again, explained that he had worked with Staff and they concurred with the calculations for passive and active open space. He didn't think it would be an issue, but he said they have to back and look at it harder, they can.

Motion was made by Virge Lorents 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 (**CONT. FROM 08/21/2023**), to the next 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 Michael Hewko. No discussion.

Motion carried unanimously by voice vote (5-0-0).

VII. UNFINISHED BUSINESS – (review / discussion / action)

1) **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpiolato (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. **CONT. FROM 07/17/23 & 08/21/2023** – Continued to October 16, 2023.

2) **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. **CONT. FROM 08/21/2023** – Continued to October 16, 2023.

3) **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. **(review/discussion/action)**

Ann-Marie Aubrey stated that the Applicant requested a continuance.

Motion was made by Virge Lorents to continue **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, as, Staff explained, had been requested by the Applicant.

Second by Michael Hewko. No discussion.

Motion carried unanimously by voice vote (5-0-0).

VIII. NEW BUSINESS – (review/discussion/action)

1) **Zone TEXT Change Appl. #23-1320** – Jaymin Patel; requests a zone TEXT change that would allow a redemption center as an allowed (permitted) use in the Borough of Danielson's Central Business District. **Receive, and schedule for a public hearing on Monday, October 16, 2023.**

Ann-Marie Aubrey stated that it is complete.

Jonathan Blake explained about the definition of a redemption center.

Keith Thurlow left the room at approximately 8:25 p.m. and returned at 8:27 p.m.

Motion was made by Virge Lorents to receive and schedule a public hearing for **Zone TEXT Change Appl. #23-1320** – Jaymin Patel; requests a zone TEXT change that would allow a redemption center as an allowed (permitted) use in the Borough of Danielson's Central Business District, for the next 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 Michael Hewko. No discussion.

Motion carried unanimously by voice vote (5-0-0).

2) **Zone MAP Change Appl. #23-1321** – Christine m. McGannon, John E. Deluca, Jack Helfgott (WELD, LLC/Landowner); 543 Wauregan Road, GIS MAP 262; LOT 20; 2.1 acres; Light Industrial – request to change zone district from Light Industrial (back) to General Commercial. **Receive, and schedule for a public hearing on Monday, October 16, 2023.**

Motion was made Brian Card to receive and schedule a public hearing for **Zone MAP Change Appl. #23-1321** – Christine M. McGannon, John E. Deluca, Jack Helfgott (WELD, LLC/Landowner); 543 Wauregan Road, GIS MAP 262; LOT 20; 2.1 acres; Light Industrial – request to change zone district from Light Industrial (back) to General Commercial, for the next 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 (5-0-0).

At this time, Keith Thurlow turned over the position of Chair to Brian Card, recused himself and left the room.

3) **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & Chirstopher Chenette/ Landowners); 18 Ware Road (GIS MAP 40, LOT 27) and 21 Pineville Road (GISMAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new single family rental units, w/community bldg., parking, drainage and appurtenant utility services; under TOK Zoning Regulations; Medium Density, Section 410.3.2(j) Special Permitted Uses, (j) Multi-family Development; Section 555, Multi-Family Development; Article VII, Special Permits; Section 470 Site Plan Review. **Receive, and schedule for a public hearing on Monday, October 16, 2023.**

Motion was made by Virge Lorents to receive and schedule a public hearing for **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & Chirstopher Chenette/ Landowners); 18 Ware Road (GIS MAP 40, LOT 27) and 21 Pineville Road (GISMAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new single family rental units, w/community bldg., parking, drainage and appurtenant utility services; under TOK Zoning Regulations; Medium Density, Section 410.3.2(j) Special Permitted Uses, (j) Multi-

family Development; Section 555, Multi-Family Development; Article VII, Special Permits; Section 470 Site Plan Review, for the next 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 Michael Hewko. No discussion.

Motion carried by voice vote (4-0-0). Keith Thurlow had recused himself and left the room.

Keith Thurlow returned and resumed the position of Chair.

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

1) Workshop Meeting Minutes – August 21, 2023

Motion was made by John Sarantopoulos to accept the Workshop Meeting Minutes – August 21, 2023.

Second by Michael Hewko. No discussion.

Motion carried unanimously by voice vote (5-0-0).

2) Regular Meeting Minutes – August 21, 2023

Motion was made by Virge Lorents to accept the Regular Meeting Minutes of August 21, 2023.

Second by Michael Hewko.

Discussion: Brian Card noted a correction to page 11, ninth bullet item – change “a four-hundred-year storm” to “for a one-hundred-year storm.”

Motion, with the noted correction, carried unanimously by voice vote (5-0-0).

X. OTHER / MISCELLANEOUS – (review / discussion / action) – None.

XI. CORRESPONDENCE

1) Zoning Practice – September 2023 Edition

2) CT Planning & Zoning Agencies – Quarterly Newsletter (Summer 2023)

XII. DEPARTMENTAL REPORTS – (review/discussion/action)

A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s) – None.

B. Inland Wetlands and Watercourses Agent's Report

Jonathan Blake reported that the Application for 25 Colonial Drive was approved by the IWWC, but they required additional information about the existing drainage basin, soil, etc. (which is why it took two months).

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

Jill St. Claire did not have anything to report.

XIV. TOWN COUNCIL LIAISON REPORT

Ulla Tiik-Barclay reported on the recent actions/discussions of the Town Council.

There was discussion regarding students walking vs. riding on school buses.

There was discussion regarding one-hundred-year storm.

XV. ADJOURNMENT

Motion was made by Virge Lorents to adjourn at 8:42 p.m.

Second by Michael Hewko. No discussion. Motion carried unanimously (5-0-0).

Respectfully submitted,

J.S. Perreault

Recording Clerk