



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

RECEIVED
TOWN CLERK, KILLINGLY, CT
2024 JAN 23 AM 11:02

Elizabeth M. Wilson

TUESDAY – JANUARY 16, 2024

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

MINUTES

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.

I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:20 p.m.

ROLL CALL – Matthew Wendorf and Keith Thurlow.

John Sarantopoulos and Virge Lorents were present via online.

Brian Card and Michael Hewko were 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 – Gary Jaworski; Stephen Jaworski; Marilyn Jaworski; Daniel Blanchette, J & D Civil Engineers.
There was one additional person present in the audience.

Present via Online – Christine M. McGannon, Jack Helfgott (WELD, LLC/Landowner); Jaymin Patel, DMD, LLC;
Chirag Solanki, MAAHIR Real Estate, LLC; Bruce Woodis, Archer Surveying/KWP Associates;
Ulla Tiik-Barclay, Town Council Liaison.

II. **SEATING OF ALTERNATES** – None.

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 2630-623-8482 when prompted.

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)

NOTE: PUBLIC HEARING 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 Hearing comments received will be posted on the Town's website www.killingly.org

NOTE: To participate in THE PUBLIC HEARINGS – 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 2630-623-8482 prompted.

1) **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & Christopher Chenette/ Landowners); 18 Ware Road (GIS MAP 40, LOT 27) and 21 Pineville Road (GIS MAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new residential 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. **CONT FROM 11/20/2023 & 12/18/2023**

Keith Thurlow announced that this public hearing is continued to February 20, 2024.

2) **Special Permit Appl #23-1324** – John DeLuca, Jack Helfgott, Christine McGannon (Weld, LLC/Landowner); 543 Wauregan Rd, GIS MAP 262, LOT 20; ~2.1 acres; GC; to create an all interior, climate controlled, self-service storage facility fully contained in the existing bldg.; under GC-SP Sect. 420.2.2(q) Self-Service Storage Facilities; Sect 700 Special Permits. **CONT. 12/18/2023**

Keith Thurlow stated that the Applicant is requesting a waiver for the survey.

Jack Helfgott and Christine McGannon gave an overview. Maps were displayed as discussed:

- Mr. Helfgott explained that a survey had been done when the property was re-zoned from GC to Light Industrial. So, a survey is already on file.
- They are not proposing any changes to the building, landscape or footprint of the building.
- Mr. Helfgott summarized/explained:

- Facility to be self-enclosed.
- Doors to be locked. Security – fencing with controlled access (key card or code for when the office is not staffed).
- On-site office to be staffed. Office Hours – Monday thru Saturday.
- Log book of renters to be kept on-site.
- No outdoor storage.
- There was discussion regarding the limit of six times per year for auctions.

Ms. Aubrey explained that auctions for multiple units could take place on the same date. So, it is not a limit on the number of units per year, but a limit of six auction dates per year.

Mr. Helfgott explained that the auctions are done, primarily, online now.

Mr. Thurlow asked for clarification regarding the limit of six is per State mandate or per the Killingly PZC.

Ms. Aubrey explained that it was the Commission's decision due to concerns regarding six units vs. six auction dates.

Ms. McGannon stated agreement with six auction dates and she explained that there would not be a lot of traffic or a lot of people coming in due to the auctions taking place online.

- Mr. Helfgott stated that they will comply with all State of CT licensing requirements, which will be submitted to the Town and will be displayed at the Facility as required.
- Regarding accessory uses, Mr. Helfgott explained that the types of merchandise they would sell would be locks, insurance, packing materials.
- No rental equipment.

- Electrical would be lighting in the building and climate control. Individual units would not have electrical service.
- No plumbing facilities or floor drains inside storage units.
- At this time, they do not intend to allow outdoor storage of any vehicles, recreational or otherwise. All goods and property to be stored within the confines of the building.
- Existing loading docks to remain as is. No additional loading docks to be added.
- All existing buffers to remain as they currently are.
- All outdoor lighting to be dark-sky compliant. Mr. Helfgott explained that Weld, LLC had already installed lighting as per their approval. Ms. McGannon explained that she had submitted specifications for that exterior lighting for this Application.
- Regarding prohibited uses, Mr. Helfgott explained that they will comply. He said that it is just dry storage. He explained about the lease that is signed which will outline all of the prohibited items and activities.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- Keith Thurlow asked about the number of units, if there are two levels of storage, if there would be changes to outdoor signage, if there is a plan to put fencing around the exterior of the property, and about employees. They currently are not sure about the number of units. There are approximately 14,800 s.f. of actual storage space and it would depend on configurations. Ms. McGannon stated that the current plan shows about 180 units, but she doesn't think it will have that many. There is square footage allocated to office space. Mr. Helfgott explained that, right now, they are only looking at the storefront level and they will work to develop the bottom floor at a later date. Ms. McGannon explained that they would like to utilize it, but it depends on demand. Mr. Helfgott explained that on the front of the building, they are thinking of putting "Storage on 12" and a similar storefront sign. If there is any lighting for the sign, it will be dark-sky compliant. He said that any necessary permit would be requested. Ms. McGannon stated that she would like to utilize the sign at the street. Ms. Aubrey confirmed that there is an existing, free-standing sign and she stated that they had spoken with her about just doing a re-face of that sign. Mr. Helfgott stated that there is no fencing to be installed because the building is self-contained. Ms. McGannon explained that everything will be accessed from inside the building. The office which will be locked is not connected to the storage. Ms. McGannon explained that she or Mr. Helfgott will be there six days a week (owner operated). It will not be a self-service facility.
- John Sarantopoulos asked what triggers an auction. Mr. Helfgott and Ms. McGannon explained that non-payment of rent for a unit starts the process.
- Matthew Wendorf asked if there is any impact from the lighting beyond the property. Ms. McGannon explained that the current owner had told her that he had the lighting installed per his permit approval. She believes that it is in compliance.

There were no comments from the public.

Motion was made by Virge Lorents to close the public hearing for **Special Permit Appl #23-1324** – John DeLuca, Jack Helfgott, Christine McGannon (Weld, LLC/Landowner); 543 Wauregan Rd, GIS MAP 262, LOT 20; ~2.1 acres; GC; to create an all interior, climate controlled, self-service storage facility fully contained in the existing bldg.; under GC-SP Sect. 420.2.2(q) Self-Service Storage Facilities; Sect 700 Special Permits. **CONT. 12/18/2023**

Second by Matthew Wendorf. No discussion.

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

3) **Re-Subdivision Appl # 23-1325** - Gary Jaworski (Stephen & Marilyn Jaworski/Landowners); 1602 North Road, GIS MAP 21; LOT 11; 9.43 acres total; (#1 – 6.45 acres; #2 – 2.98 acres); rural Development; re-subdivision of Lot #11 into two (2) separate lots.

Daniel Blanchette. Licensed Civil Engineer with J & D Civil Engineers, represented the Applicant and gave an overview. Gary Jaworski, Stephen Jaworski and Marilyn Jaworski were present in the audience. Plans were displayed as discussed:

- Mr. and Mrs. Jaworski want to split off a lot for their son, Gary, to build a single-family, 3-bedroom, raised-ranch style home on approximately 3 acres.
- The property was created in 1988 by a previous subdivision.
- It is a simple project, with some wetlands that cross the site. IWWC approval was received last week.
- It would be a family transfer, so no delineation of open space would be required.
- Mr. Blanchette received a letter with comments from Town Engineer, David Capacchione (on Friday, January 19, 2024). Mr. Capacchione requested that a driveway detail and the two easements from the original approval be added to the plans: 1) 25-foot slope easement along the road frontage in favor of the Town of Killingly; and 2) unrestricted rights to drain - catch basins along the road that discharge across the property).
- Mr. Blanchette stated that they are complying with all Zoning Regulations.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- Keith Thurlow commented that, as part of a re-subdivision application, everything has to be landscaped when completed. The plans indicate that it is a re-subdivision.
Mr. Thurlow commented about the family transfer.
Ms. Aubrey stated that verbiage regarding the family transfer needs to be posted on the front page of the plans and it needs to include language about taxes due if the family sells, no fee-in-lieu and no open space required. She will provide appropriate verbiage to the Applicant.
Mr. Thurlow asked about the width and slope of the driveway.
Mr. Blanchette stated that it would be 12 feet wide as indicated on the driveway detail on the current plans dated 1/15/2024.
Mr. Blanchette explained that it is quite flat, it runs parallel with the 5-26 contour.
- Matthew Wendorf commented that his only concern was with the wetlands.
Jon Blake explained that the only modification is extension of E&S (silt fence) a little further. It is not fully reflected on the current plan. The IWWC considered the style of the house (raised ranch) and proximity to the wetland behind it (there is not much banking). It is not in a floodplain.
Mr. Blake explained that another modification made was that the house was moved forward, but meets all setbacks.

There were no comments from the public.

Motion was made by Virge Lorents to close the public hearing for **Re-Subdivision Appl # 23-1325** - Gary Jaworski (Stephen & Marilyn Jaworski/Landowners); 1602 North Road, GIS MAP 21; LOT 11; 9.43 acres total; (#1 – 6.45 acres; #2 – 2.98 acres); rural Development; re-subdivision of Lot #11 into two (2) separate lots.

Second by Matthew Wendorf.

Discussion:

Ms. Aubrey suggested that, if approved, the IWWC Conditions be incorporated.

Mr. Blanchette stated that he would include it on the mylar to be recorded. He also offered to post the IWWC and PZC approval letters on the mylar.

There was discussion about procedure regarding approval letters.

Mr. Thurlow stated that he would also like verbiage about landscaping to be included on the mylar.

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

4) **Subdivision Appl # 23-1326** – Pyramid Builders (Applicant/Owner); 70 Otis Street: GIS MAP 113, LOT 64, MD; subdivision to create two (2) Lots {previous free/first split}.

Ann-Marie Aubrey provided copies of a letter dated January 15, 2024, from Archer Surveying/KWP Associates, showing how they calculated an appraised value/fee-in lieu of open space, using Assessor's information (also provided to Commission Members).

Bruce Woodis, Archer Surveying/KWP Associates, represented the Applicant and gave an overview:

- Mr. Woodis explained the location of the property which the Applicant purchased as a vacant property. They took an A-3 split (Lot 64-1) and are, now, dividing again.
- There is a house under construction.

- Proposing to connect to public utilities (sewer and water).
- Relatively simple division, not a lot of land disturbance, and no wetlands in the area.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- Keith Thurlow commented that footing should be staked for location because it is right on the setbacks. Mr. Woodis stated agreement and said that, for the building under construction, it has already been done and will be done for the next ones, within a foot or two of the setback line. Mr. Thurlow asked about submitting an as-built of the location to the Town. He asked if he did for the other two. Mr. Woodis stated that it was up to the Town and that he had not had to submit it for the other two, so far. Mr. Thurlow stated that he feels it should be submitted, for the Record. Jon Blake explained that A2 surveys had been submitted for proposal for the zoning permits for the first two. He explained that they meet with the surveyor on-site prior to pouring the footings and ensure that everything has been pinned out by the surveyor (that it is reflective of the A-2 survey). Usually, we can forego the as-built, provided that step is done. Otherwise, an as-built would be required before a Certificate of Occupancy would be issued. Mr. Thurlow feels that a letter from the surveyor should be submitted for the Record. Mr. Blake stated that it doesn't hurt, they've done that before. Mr. Thurlow asked if it will be landscape. Mr. Woodis stated that it would.
- Matthew Wendorf commented that he would like to see a landscape plan. Mr. Blake explained about the E&S guidelines which have a requirement for CO, and they make the contractors bond for the landscaping.

QUESTIONS/COMMENTS FROM STAFF:

- Ann-Marie Aubrey asked if the Commission agrees with the proposal for the appraised value and fee-in-lieu of open space. There was discussion. Mr. Blake explained that the Applicant and the Commission had not had a discussion to agree upon an appraiser at the date of receipt. Per the Regulations, a narrative can be submitted, which is what the Applicant has done, base off the Town's assessed value from October 1, 2023. It is up to the Commission if they choose to require a professional assessment or not. Ms. Aubrey read aloud from page 32 of the Subdivision Regulations – Fee-in-Lieu of Open Space, #1. Mr. Thurlow stated that, as it reads, he feels that they met the requirement. There was discussion about how it was calculated, free split was removed. Ms. Aubrey explained the calculation for how the figure of \$3,112 was reached. She explained that it was done within a 3-month timeframe. There was a consensus of the Commission Members to accept the proposal for fee-in-lieu of open space.

There were no comments from the public.

Motion was made by John Sarantopoulos to close the public hearing for **Subdivision Appl # 23-1326** – Pyramid Builders (Applicant/Owner); 70 Otis Street; GIS MAP 113, LOT 64, MD; subdivision to create two (2) Lots {previous free/first split}.

Second by Virge Lorents. No discussion.

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

5) **Special Permit Appl #23-1327** – DMD, LLC (Maahir Real Estate, LLC/Landowner); 13 Commerce Avenue, GIS MAP 198; LOT 68; ~0.42 acres; (Boro) Central Business District; construction of a redemption center to be entirely within the structure; Boro of Danielson Zoning Regs; Sect. 440 (CBD); Art. VII (Spec Perm); Sect. 490 (Site Plan Review)

Chirag Solanki (MAAHIR Real Estate, LLC) and Jaymin Patel (DMD, LLC) were present via online and gave an overview (plans were displayed as discussed):

- The way the facility is to operate was explained.
- Capability to count up to 300 plastic bottles and aluminum cans per minute.
- Ample space for storage, although they do not anticipate a need for a lot of storage.

- Back door and garage door in back. Vendors will each pick up their products once or twice per week, from the back.

QUESTIONS/COMMENTS FROM STAFF:

- Jon Blake asked if there is a full bathroom facility.
The answer was that there is a full bathroom.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- Virge Lorents commented that this is a needed Facility.
- Kieth Thurlow asked if there is to be outside storage.
The answer was that there would not be anything stored outside.
Mr. Thurlow asked where product would enter the building.
The answer was that all product would come in through the front door. There were photos which were displayed and explained. An explanation was given regarding a side entrance with a ramp that they can open for customers with large quantities. These people can park and bring the product into the building at that location. No parking on the street.
Mr. Thurlow asked if cans would be crushed.
No crushing. Product will be sorted/separated according to brand for pickup by the companies at the garage door in the back of the building.
Mr. Blake asked if this is a loading dock or on grade and what type of vehicles are anticipated for pick-ups.
The answer was that it is on the ground. Type of vehicles anticipated would be van size or lift-gate size, no 18 wheelers. They would be there a maximum of ten minutes.
Mr. Thurlow asked if trucks would be parked perpendicular or parallel with the road.
The answer was that they would be parallel with the road, in the back. No interference with traffic.
Mr. Blake stated that the machine uses compressed air to sort and he asked if there is any washing.
The answer was that there is no washing, no discharge of cleaning water, fluid or anything going into the sewer system.
Mr. Thurlow asked about signage.
They will be changing the signage in the front of the building.
Mr. Thurlow asked if the cans would be bagged when they leave the Facility.
The answer was that they would be bagged in plastic, see-thru bags.
Mr. Thurlow asked about hours of operation.
The answer was Monday thru Saturday - 9 am to 6 pm, closed on Sunday.
Mr. Thurlow asked about the number of employees.
The answer was that there would be four employees, but it may change depending on the volume.
Mr. Thurlow asked if all deliveries and pick-up would be between 9 am and 6 pm.
The answer was "correct."
- John Sarantopoulos commented that he sees two problems: 1) cans and bottles contain liquids and, if rinsed, that leaves water/residue in them; and 2) density, if not crushed. That means more trucks to get them off the premises. It was explained that the second floor could also be used for storage, if needed.
Jon Blake commented that they have another store space on the property (the old Stove King) which the Applicant had mentioned for future storage or another line.
The answer was "yes."
Ms. Aubrey explained that if they do expand, they would need to come back and speak with Staff.
The Applicant stated "yes."
- Virge Lorents that she donates her cans to the Boy Scouts. She asked how people get their money back.
The answer was that the machine gives a printout with a barcode. There is a register by the machine and the people with get their money right away.

There were no comments from the public.

Motion was made by Matthew Wendorf to close the public hearing for **Special Permit Appl #23-1327** – DMD, LLC (Maahir Real Estate, LLC/Landowner); 13 Commerce Avenue, GIS MAP 198; LOT 68; ~0.42 acres; (Boro) Central Business District; construction of a

redemption center to be entirely within the structure; Boro of Danielson Zoning Regs; Sect. 440 (CBD); Art. VII (Spec Perm); Sect. 490 (Site Plan Review).

Second by Virge Lorents. No discussion.

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

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

1) **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) **CONT. FROM 09/18/2023, 10/16/2023, & 11/20/2023 – THIS IS WITHDRAWN.**

2) **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 (GIS MAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new residential 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. **CONT. FROM 11/20/2023 & 12/18/2023**

Continued to February 20, 2024.

3) **Special Permit Appl #23-1324** – John DeLuca, Jack Helfgott, Christine McGannon (Weld, LLC/Landowner); 543 Wauregan Rd, GIS MAP 262, LOT 20; ~2.1 acres; GC; to create an all interior, climate controlled, self-service storage facility fully contained in the existing bldg.; under GC-SP Sect. 420.2.2(q) Self-Service Storage Facilities; Sect 700 Special Permits. **CONT. 12/18/2023**

Motion was made by Matthew Wendorf to approve **Special Permit Appl #23-1324** – John DeLuca, Jack Helfgott, Christine McGannon (Weld, LLC/Landowner); 543 Wauregan Rd, GIS MAP 262, LOT 20; ~2.1 acres; GC; to create an all interior, climate controlled, self-service storage facility fully contained in the existing bldg.; under GC-SP Sect. 420.2.2(q) Self-Service Storage Facilities; Sect 700 Special Permits, as submitted, and grant the request of the waiver.

Second by Virge Lorents. No discussion.

ROLL CALL VOTE: Virge Lorents – yes; John Sarantopoulos – yes; Matthew Wendorf – yes; Keith Thurlow – yes.

Motion carried unanimously (4-0-0).

4) **Re-Subdivision Appl # 23-1325** - Gary Jaworski (Stephen & Marilyn Jaworski/Landowners); 1602 North Road, GIS MAP 21; LOT 11; 9.43 acres total; (#1 – 6.45 acres; #2 – 2.98 acres); rural Development; re-subdivision of Lot #11 into two (2) separate lots.

Motion was made by Matthew Wendorf to approve **Re-Subdivision Appl # 23-1325** - Gary Jaworski (Stephen & Marilyn Jaworski/Landowners); 1602 North Road, GIS MAP 21; LOT 11; 9.43 acres total; (#1 – 6.45 acres; #2 – 2.98 acres); rural Development; re-subdivision of Lot #11 into two (2) separate lots, with the following conditions:

- All conditions of the IWWC approval are met and to be included on the plan.
- Landscaping to be included on the plan.
- Family transfer to be included on the plan.

Second by John Sarantopoulos. No discussion.

ROLL CALL VOTE: John Sarantopoulos – yes; Matthew Wendorf – yes; Virge Lorents – yes; Keith Thurlow – yes.

Motion carried unanimously (4-0-0).

5) **Subdivision Appl # 23-1326** – Pyramid Builders (Applicant/Owner); 70 Otis Street: GIS MAP 113, LOT 64, MD; subdivision to create two (2) Lots {previous free/first split}.

Motion was made by Matthew Wendorf to approve **Subdivision Appl # 23-1326** – Pyramid Builders (Applicant/Owner); 70 Otis Street: GIS MAP 113, LOT 64, MD; subdivision to create two (2) Lots {previous free/first split}, as submitted, also approving the fee-in-lieu of open space, as submitted as part of the Application.

Second by Virge Lorents. No discussion.

ROLL CALL VOTE: Matthew Wendorf – yes; Virge Lorents – yes; John Sarantopoulos – yes; Keith Thurlow – yes.

Motion carried unanimously (4-0-0).

6) **Special Permit Appl #23-1327** – DMD, LLC (Maahir Real Estate, LLC/Landowner); 13 Commerce Avenue, GIS MAP 198; LOT 68; ~0.42 acres; (Boro) Central Business District; construction of a redemption center to be entirely within the structure; Boro of Danielson Zoning Regs; Sect. 440 (CBD); Art. VII (Spec Perm); Sect. 490 (Site Plan Review)

Motion was made by Matthew Wendorf to approve **Special Permit Appl #23-1327** – DMD, LLC (Maahir Real Estate, LLC/Landowner); 13 Commerce Avenue, GIS MAP 198; LOT 68; ~0.42 acres; (Boro) Central Business District; construction of a redemption center to be entirely within the structure; Boro of Danielson Zoning Regs; Sect. 440 (CBD); Art. VII (Spec Perm); Sect. 490 (Site Plan Review), as submitted,
Second by Virge Lorents.

Discussion:

John Sarantopoulos voiced concern that he feels that the Health Department should be involved as there could be issues with insects, odors, liquids.

Jon Blake explained that if there were a problem, it would be dealt with as a nuisance under Town Ordinance and tap into any agency as needed (Health Department/DEEP). This type of application is subject to a State license and registry, so there is oversight.

ROLL CALL VOTE: Virge Lorents – yes; John Sarantopoulos – yes; Matthew Wendorf – yes; Keith Thurlow – yes.

Motion carried unanimously (4-0-0).

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

1) **Special Permit Appl: 24-1328**; Austin Noel (Fred Schramm/Landowner); 427 Chestnut Hill Rd, GIS MAP 66, LOT 14, Rural Development; (home occupation) welding and fabrication business out of the garage, RD Sect. 410.1.2(I), (Spec Perm, Home Occupation) and Sect 595 (Home Occupation). **Receive, and schedule for hearing on TUESDAY, FEBRUARY 20, 2024.**

There was discussion regarding that the Commission is to determine whether the Application is complete.

Motion was made by Matthew Wendorf to receive and schedule a public hearing for **Special Permit Appl: 24-1328**; Austin Noel (Fred Schramm/Landowner); 427 Chestnut Hill Rd, GIS MAP 66, LOT 14, Rural Development; (home occupation) welding and fabrication business out of the garage, RD Sect. 410.1.2(I), (Spec Perm, Home Occupation) and Sect 595 (Home Occupation), to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Tuesday, February 20, 2024, 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).

2) **Zone TEXT Change Appl: 24-1329**; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density. **Receive, and schedule for hearing on TUESDAY, FEBRUARY 20, 2024.**

Allison??

Jon Blake explained that there was a previous law that required certification from CASIO for ZEO's, but there has been a clarification that you are grandfathered-in if you were appointed before January 1, 2024. Last month's meeting was cancelled, therefore, "Allison??" above can be ignored.

Ms. Aubrey explained that there is a revision to multi-family zoning due to the way for determining density is not clear. Stronger, more clarifying language is being proposed.

Motion was made by Matthew Wendorf to receive and schedule a public hearing for **Zone TEXT Change Appl: 24-1329**; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density, to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Tuesday, February 20, 2024, 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).

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

- 1) Regular Meeting Minutes – NOVEMBER 20, 2023

Motion was made by Virge Lorents to adopt the Regular Meeting Minutes of November 20, 2023.

Second by John Sarantopoulos. No discussion.

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

- 2) Regular Meeting Minutes – DECEMBER 18, 2023 (NO MINUTES – MEETING CANCELLED)

X. OTHER / MISCELLANEOUS – (review / discussion / action)

XI. CORRESPONDENCE

- 1) Killingly Planning & Zoning Commission Meeting Dates for 2024

- 2) Zoning Practice – January 2024 Edition

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

A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s) – No discussion.

B. Inland Wetlands and Watercourses Agent's Report – No discussion.

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

Jill St Clair reported on recent EDC activities and the new businesses in Town.

XIV. TOWN COUNCIL LIAISON REPORT

Ulla Tiik-Barclay reported on the Special Meeting of the Town Council.

XV. ADJOURNMENT

Motion was made by Virge Lorents to adjourn at 8:59 p.m.

Second by John Sarantopoulos. No discussion.

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

Respectfully submitted,

J.S. Perreault
Recording Secretary