



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

MONDAY – MARCH 18, 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.

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I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:05 p.m.

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

Staff Present – Jonathan Blake, Planner I/ZEO; Allison Brady, Asst. Planner/Natural Resource Officer;
Jill St. Clair, Economic Development Director; David Capacchione, Director of Engineering &
Facilities.

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

Present via Online – None.

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 _____ 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

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 2634-265-4058 when prompted.

RECEIVED
TOWN CLERK, KILLINGLY, CT
2024 MAR 25 AM 9:08
Elizabeth M. Wilson

Ed Grandelski thanked the Commission for the opportunity to participate in the Workshop held prior to this meeting.

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

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

NOTE: PUBLIC HEARING comments can be emailed to _____ 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

Keith Thurlow read aloud the above information regarding public comment.

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 2634-265-4058 prompted.

Jon Blake stated that there are no public hearings this evening and that no public comment had been received.

1) Zone TEXT Change Appl: 24-1329; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density. **WITHDRAWN BY APPLICANT.**

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

1) Zone TEXT Change Appl: 24-1329; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density. **WITHDRAWN BY APPLICANT.**

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

1) §8-24 Review Appl. # 24-1331 – Town of Killingly; Capital Improvement Budget for 2024-2025 – presentation by the Town's Engineer, David Capacchione.

David Capacchione reviewed the draft of the Capital Improvement Budget for 2024-2025.

There was discussion with Virge Lorents regarding the Peapack Stone Arch Bridge..

There was discussion regarding the possibility of a third floor to the Town Hall in the future.

Motion was made by Michael Hewko to approve the §8-24 Review Appl. # 24-1331 – Town of Killingly; Capital Improvement Budget for 2024-2025, presented by Town Engineer, David Capacchione.

Second by John Sarantopoulos. No discussion.

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

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

1) Regular Meeting Minutes – FEBRUARY 20, 2024.

Motion was made by Virge Lorents to adopt the Regular Meeting Minutes of February 20, 2024, as presented.

Second by Michael Hewko. No discussion.

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

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

1) Continuation of Workshop re: Planned Residential Development, Open Space, etc. – No discussion.

2) Workshop Schedule – Schedule another workshop for MONDAY, APRIL 15, 2024 @ 6:00 pm to continue the discussion of the proposed revisions to the zoning regulations.

There was discussion at the Workshop prior to this meeting at it had been decided to have another Workshop meeting on Monday, April 5, 2024, at 6:00 p.m.

XI. CORRESPONDENCE

1) Zoning Practice – March 2024 Edition

2) Technical Report from VITIS Energy, RE: Battery Energy Storage System (BFSS), 189 Lake Road

Jill St. Clair explained that there will be a public information session at the High School on April 4th at 6:00 p.m. The Applicant will do a presentation and answer questions from the public, then they will submit an application to the Zoning Council, the Killingly PZC will get a copy of the application on the same day. Jon Blake explained that it would be a joint meeting with the IWWC.

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

A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s) – No report, ZBA did not meet this month.

B. Inland Wetlands and Watercourses Agent's Report – No report, IWWC met this month.

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

Jill St. Clair reported that three businesses received their Certificates of Occupancy. She explained that Walgreen's Distribution is going to be shutting down on May 17th.

XIV. TOWN COUNCIL LIAISON REPORT

Ulla Tilk-Bardley reported on the recent Town Council meeting actions/discussions/awards.

XV. ADJOURNMENT

Motion was made by Virge Lorrants to adjourn at 7:26 p.m.

Second by Michael Hewko. No discussion.

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

Respectfully submitted,

J.S. Ferreault

Recording Secretary