

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING (HYBRID) OF MONDAY, NOVEMBER 21, 2022**

**ROLL CALL VOTES:**

Board Members:	Attendance	1	2	3	4	5
Brian Card	√	+	+	+	+	+
Virge Lorents	√	+	+	+	+	+
John Sarantopoulos	√	+	+	+	+	+
Matthew Wendorf	Absent with Notice					
Keith Thurlow	√	+	+	+	+	+
Michael Hewko - Alternate	√		+	+	+	+
Vacant – Alternate						
Vacant - Alternate						

RECEIVED  
 TOWN CLERK, KILLINGLY, CT  
 2022 NOV 22 AM 8:13  
 Elizabeth M. Quilley

Michael Hewko was seated as a Voting Member for this meeting in the absence of Matthew Wendorf.

**Motion 1** Motion was made by Virge Lorents to close the public hearing for **Special Permit Ap #22-1298** – Melissa Frink; (Davin Pensak / Owner); 330 State Avenue; GIS MAP 111; LOT 16; ~0.44 acres; Low Density Zone; request special permit to allow home occupation in a building outside the residence in the garage / “Wizard of Pawz Pet Grooming”; under Section 410.2.1.h; Section 595.1(A-M); and Section 595.2; and Article VII (Special Permits).

Second by Michael Hewko. No discussion.

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

**Motion 2** Motion was made by Virge Lorents to approve **Special Permit Ap #22-1298** – Melissa Frink; (Davin Pensak / Owner); 330 State Avenue; GIS MAP 111; LOT 16; ~0.44 acres; Low Density Zone; request special permit to allow home occupation in a building outside the residence in the garage / “Wizard of Pawz Pet Grooming”; under Section 410.2.1.h; Section 595.1(A-M); and Section 595.2; and Article VII (Special Permits), to include a waiver of the requirement for a survey.

Second by Michael Hewko. No discussion.

Roll Call Vote: Brian Card - yes; Virge Lorents – yes; John Sarantopoulos – yes; Michael Hewko – yes; Keith Thurlow – yes. Motion carried unanimously (5-0-0).

**Motion 3** Motion was made by John Sarantopoulos to receive **Site Plan Review Ap #22-1301** – Luke Walker; (Susan Page / Owner); 208 Cutler Road; GIS MAP 5; LOT 4; 3.9 acres; ability to construct secondary dwelling unit; under TOK Zoning Regulations Section 586 (Secondary Dwelling Units) and Section 470 (Site Plan Review), review to be done at Staff level.

Second by Virge Lorents. No discussion.

Motion carried unanimously (5-0-0).

**Motion 4** Motion was made by Virge Lorents to receive **Site Plan Review Ap #22-1302** – Woodbury Supply c/o Paul Niland; (Niland Holdings, LLC/Owner); 140 Louisa Viens Drive; GIS MAP 57; LOT 6; ~3.2 acres; Industrial Zone; for construction of two (2) commercial loading docks; under TOK Zoning Regulations Section 430 (Industrial District) and Section 470 (Site Plan Review), review to be done at Staff level.

Second by Michael Hewko. No discussion.

Motion carried unanimously (5-0-0).

**Motion 5** Motion was made by John Sarantopoulos to receive and schedule a public hearing for **Special Permit Ap #22-1303** – Town of Killingly (United We Stand, LLC/Owner); 26 Soap Street; GIS MAP 106; LOT 15; ~0.68 acres; Village Commercial Zone; to locate the offices of the Town Constables as a Special Permitted Use; under T.O.K. Zoning Regulations; Section 420.1.2(a). Public Service Corp or Municipal Land Use, for the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, December 19, 2022, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by Virge Lorents. No discussion.

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

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING (HYBRID) OF MONDAY, NOVEMBER 21, 2022**

**ROLL CALL VOTES:**

Board Members:	Attendance	6	7	8	9
Brian Card	√	Abs.	Abs.	+	+
Virge Lorents	√	+	+	+	+
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 in the absence of Matthew Wendorf.

**Motion 6** Motion was made by Virge Lorents to approve the Workshop Meeting Minutes of October 17, 2022.

Second by Michael Hewko. No discussion.

Motion carried by voice vote (4-0-1). Brian Card abstained as he did not attend the meeting.

**Motion 7** Motion was made by Virge Lorents to approve the Regular Meeting Minutes of October 17, 2022.

Second by John Sarantopoulos. No discussion.

Motion carried by voice vote (4-0-1). Brian Card abstained as he did not attend the meeting.

**Motion 8** Motion was made by Brian Card to move the **§8-24 Review Ap #22-1303**; Town of Killingly (United We Stand, LLC/Owner); 26 Soap Street; GIS MAP 106; LOT 15; ~0.68 acres; Village Commercial Zone; for the purchase of property at 26 Soap Street to use as a midterm location for the Town Constables.

Second by John Sarantopoulos. No discussion.

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

**Motion 9** Motion was made by Brian Card to adjourn at 7:50 p.m.

Second by Virge Lorents. No discussion.

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