

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF TUESDAY, FEBRUARY 20, 2024

ROLL CALL VOTES:

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

RECEIVED
 TOWN CLERK
 2024 FEB 21 AM 8:15
 Elizabeth M. O'Brien

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

Motion 1 Motion was made by John Sarantopoulos to close the public hearing for **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & C. 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 & 01/16/2024**

Second by Virge Lorents. No discussion.

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

Motion 2 Motion was made by Virge Lorents to close the 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(l), (Spec Perm, Home Occupation) and Sect 595 (Home Occupation).

Second by Michael Hewko. No discussion.

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

Motion 3 Motion was made by Brian Card to continue the public hearing for the 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 Monday, March 18, 2024, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by Virge Lorents.

Discussion: Mr. Card explained that it is consistent for the PZC to continue the public hearing to give the Applicant the opportunity to address the comments that were made and re-present to the Commission.

ROLL CALL VOTE: John Sarantopoulos – no; Brian Card – yes; Michael Hewko – yes; Virge Lorents – yes; Keith Thurlow – yes.

Motion carried (4-1-0). John Sarantopoulos was opposed.

Motion 4 Motion was made by John Sarantopoulos to approve **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & C. 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 & 01/16/2024, with the following conditions:**

- Sidewalks installed around the parking lot previous to make sure that we don't exceed the requirements.
- Pedestrian crossings at the intersections.
- Community center to have a second door added to the back (or somewhere to the building) for emergency egress.
- The five-foot grading easement be executed and provided for the Record.
- If 18-inch CMP is encountered, the Applicant will contact the Town of Killingly Engineer. Notes to be added to the plans.
- Paving details to be modified consistent with the Town Engineer's specifications.
- Anti-tracking pad along Pineville Road will be needed.
- Recycling receptacles be added to the solid waste locations.

Discussion: Mr. Hewko asked about the Fire Marshal's comments. Ann-Marie Aubrey confirmed that she had spoken with the Fire Marshal and that the Town Engineer's comment about paving was included.

Second by Virge Lorents. No discussion.

ROLL CALL VOTE #1: Michael Hewko – yes; Virge Lorents – yes; John Sarantopoulos – yes; Brian Card – yes.

Motion carried (4-0-0). Keith Thurlow had recused himself.

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF TUESDAY, FEBRUARY 20, 2024

ROLL CALL VOTES:

Board Members:	Attendance	5	6	7	8
Brian Card	√	+	+	Abs	+
Virge Lorents	√	+	+	+	+
John Sarantopoulos	√	+	+	+	+
Matthew Wendorf	Absent with Notice				
Keith Thurlow	√	+	+	+	+
Michael Hewko - Alternate	√	+	+	Abs	+
Vacant – Alternate					
Vacant - Alternate					

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

Motion 5 Motion was made by Brian Card to approve **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).

Second by Virge Lorents. No discussion.

ROLL CALL VOTE #2: Virge Lorents – yes; John Sarantopoulos – yes; Brian Card – yes; Michael Hewko – yes; Keith Thurlow – yes.

Motion carried unanimously (5-0-0).

Motion 6 Motion was made by Virge Lorents to receive and allow Staff to conduct the Site Plan Review for **Site Plan Review Appl #24-1330** – Samantha & William Menghi (Samantha Menghi / Landowner); 476 Bailey Hill Road; GIS MAP 170; LOT 12.2; ~2.8 acres; Rural Development; construction of a one-bedroom accessory dwelling w/garage.

Second by John Sarantopoulos. No discussion.

ROLL CALL VOTE #3: Brian Card – yes; Michael Hewko – yes; Virge Lorents – yes; John Sarantopoulos – yes; Keith Thurlow – yes.

Motion carried unanimously (5-0-0).

Motion 7 Motion was made by Virge Lorents to adopt the Regular Meeting Minutes – JANUARY 16, 2024.

Second by Brian Card. No discussion.

Motion carried by voice vote (3-0-2). Brian Card and Michael Hewko abstained.

Motion 8 Motion was made by Brian Card to adjourn at 9:26 p.m.

Second by Michael Hewko. No discussion.

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