

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING (HYBRID) OF MONDAY, OCTOBER 16, 2023**

**ROLL CALL VOTES:**

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

2023 OCT 18 AM 10:52  
 Elected Clerk, Moderator

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

**Motion 1** Motion was made by Virge Lorents to close 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 & 09/18/2023**),  
 Second by John Sarantopoulos.

Discussion:

- Luke Mauro, Senior Project Manager with Solli Engineering, requested that the public hearing remain open to allow the Applicant to respond to the Town Attorney's comments. Extension was requested and granted.

Virge Lorents withdrew her motion.

**Motion 2** 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 & 09/18/2023**), to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, November 20, 2023, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.

Second by John Sarantopoulos.

Discussion:

Brian Card requested that there be a condition added to the motion that the continuance of the public hearing be solely for the purpose of the interpretation of the State Statue (8.2.j) that had been referred to during public comment.

**Motion (#3)** was made by Matthew Wendorf to amend the Main Motion to add that the continuance of the public hearing be solely for the purpose of the interpretation of the State Statue (8.2.j) that had been referred to during public comment.

Second by Virge Lorents.

Roll Call Vote on the Amendment to the Motion: John Sarantopoulos – yes; Virge Lorents – yes; Matthew Wendorf – yes; Michael Hewko – yes; Brian Card – yes.

Amendment to the Main Motion carried unanimously (5-0-0).

Roll Call Vote on the **Main Motion, as amended (#2)**: Michael Hewko – yes; Matthew Wendorf – yes; Virge Lorents – yes; John Sarantopoulos – yes; Brian Card – yes.

Amended Motion carried unanimously (5-0-0).

**Motion 4** Motion was made by Virge Lorents to close 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) & 09/18/2023.**

Second by Virge Lorents. No discussion.

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

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING (HYBRID) OF MONDAY, OCTOBER 16, 2023**

**ROLL CALL VOTES:**

Board Members: Attendance 5

Brian Card	√	-
Virge Lorents	√	+
John Sarantopoulos	√	+
Matthew Wendorf	√	+
Keith Thurlow	Absent with Notice	
Michael Hewko - Alternate	√	-
Vacant – Alternate		
Vacant - Alternate		

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

**Motion 5** Motion was made by Matthew Wendorf to approve **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) & 09/18/2023**, with the following conditions:

- The construction and development of the property is to remain undeveloped until such time as Colonial Drive is accepted by the Town as a Town road.
- In the event that it is approved, Owner is to submit the five previously stated agreements to be reviewed and approved by the Town for open space and preservation, road maintenance agreement, HOA agreement, Town and HOA agreement for the maintenance of the retention pond and water run-off, and the agreement with Connecticut Water.

Second by John Sarantopoulos.

Discussion:

- John Sarantopoulos asked about the Commission seeing the HOA. Ms. Aubrey explained Staff reviews it and if there is a question, it would be sent to Legal Counsel for review.  
Mr. Sarantopoulos asked about the formula for cluster developments. Mr. Card explained that it is 5 units per acre in the PRD.
- Virge Lorents asked if Staff would be making sure that things are moving along. Ms. Aubrey explained that nothing will happen unless Colonial Drive gets accepted and that Staff will review all of the documents when they are submitted and will send them to Legal Counsel to be certain that they have been written appropriately.
- Brian Card commented on the following for consideration by the Commission: #1 - He does not believe that the open space meets the intent of what we are asking for in open space under this type of development; and #2 – He does not feel that the Applicant has done an adequate job in demonstrating compliance with Section 570.3.c where the Commission must find that the development meets three of the six conditions.
- Regarding Mr. Card's concern about open space, Mr. Wendorf asked about possibly requiring a revised open space layout while maintaining the same number of units.. Mr. Card explained that it would be a revised plan and would have to come back before the Commission.
- Staff offered to keep the Commission informed on the progress of the agreements.
- For clarification, Ms. Aubrey asked if it is the developer that is going to be doing the improvements and working with the Town Engineer on Colonial Drive. Mr. Card explained that it is not this developer and that Colonial Drive has to be accepted by the Town before this project moves forward.

Roll Call Vote: John Sarantopoulos – yes; Virge Lorents – yes; Matthew Wendorf – yes; Michael Hewko – no; Brian Card – no.  
Motion carried (5-0-0). Michael Hewko and Brian Card were opposed.

**KILLINGLY PLANNING & ZONING COMMISSION**  
**REGULAR MEETING (HYBRID) OF MONDAY, OCTOBER 16, 2023**

**ROLL CALL VOTES:**

Board Members:	Attendance	6	7	8	9	10
Brian Card	√	+	+	+	+	+
Virge Lorents	√	+	+	+	+	+
John Sarantopoulos	√	+	+	+	Abs	+
Matthew Wendorf	√	+	+	+	+	+
Keith Thurlow	Absent with Notice					
Michael Hewko - Alternate	√	+	+	+	+	+
Vacant – Alternate						
Vacant - Alternate						

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

**Motion 6** 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. **CONT. FROM 09/18/2023**, to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, November 20, 2023, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.  
 Second by Matthew Wendorf. No discussion.  
 Motion carried unanimously by voice vote (5-0-0).

**Motion 7** Motion was made by Matthew Wendorf to receive and schedule for action **Subdivision Appl #23-1323** – Pasay Development, LLC (Applicant & Landowner); 325 Snake Meadow Road, GIS MAP 254, LOT 6, 7.31 acres; Rural Development; three (3) lot subdivision, at the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, November 20, 2023, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.  
 Second by John Sarantopoulos No discussion.  
 Motion carried unanimously by voice vote (5-0-0).

**Motion 8** Motion was made Virge Lorents to receive and schedule a public hearing for **Spec Perm Appl. #23-1324** – John Deluca, Jack Helfgott, Christine M. McGannon (Weld, LLC/Landowner); 543 Wauregan Road, GIS MAP 262; LOT 20; 2.1 acres; General Comm. (if prior zone change request is approved – currently LI); to create a self-service storage facility, to be fully interior, climate-controlled facility retrofitted to existing building. Section 420.2.2(q) – General Commercial / Self-Service Storage Facilities, for the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, December 18, 2023, Town Meeting Room, 2<sup>nd</sup> Floor, 172 Main Street, at 7:00 p.m.  
 Second by Michael Hewko. No discussion  
 Motion carried unanimously by voice vote (5-0-0).

**Motion 9** Motion was made by Virge Lorents to accept the Regular Meeting Minutes – September 18, 2023.  
 Second by Michael Hewko. No discussion.  
 Motion carried by voice vote (4-0-0). Matthew Wendorf abstained.

**Motion 10** Motion was made by Matthew Wendorf to adjourn at 10:21 p.m.  
 Second by Virge Lorents. No discussion.  
 Motion carried unanimously by voice vote (5-0-0).