

KILLINGLY PLANNING & ZONING COMMISSION
REGULAR MEETING (HYBRID) OF TUESDAY, JANUARY 16, 2024

ROLL CALL VOTES:

Board Members:	Attendance	1	2	3	4	5	6
Brian Card	Absent with Notice						
Virge Lorents	via WebEx	+	+	+	+	+	+
John Sarantopoulos	via WebEx	+	+	+	+	+	+
Matthew Wendorf	√	+	+	+	+	+	+
Keith Thurlow	√	+	+	+	+	+	+
Michael Hewko - Alternate	Absent with Notice						
Vacant – Alternate							
Vacant - Alternate							

No Alternate was seated for this Meeting.

TOWN CLERK
 2024 JAN 18 AM 10:55
 Elizabeth M. Wendorf

Motion 1 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).

Motion 2 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. There was discussion.

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

Motion 3 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).

Motion 4 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).

Motion 5 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).

Motion 6 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).

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REGULAR MEETING (HYBRID) OF TUESDAY, JANUARY 16, 2024

ROLL CALL VOTES:

Board Members: Attendance 7 8 9 10 11 12

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

No Alternate was seated for this Meeting.

Motion 7 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).

Motion 8 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. There was discussion.

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

Motion carried unanimously (4-0-0).

Motion 9 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).

Motion 10 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).

Motion 11 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.

Motion 12 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).