



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

MONDAY – JUNE 21, 2021

**Regular Meeting – HYBRID MEETING
7:00 PM**

TOWN MEETING ROOM – 2ND FLOOR

Killingly Town Hall

172 Main Street

Killingly, CT

Original Document
2021 JUN 18 PM 12:11
KILLINGLY, CT

DUE TO COVID-19 THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW

AGENDA

THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.

GO TO www.killinglyct.gov AND CLICK ON FACEBOOK LIVE AT THE BOTTOM OF THE PAGE.

- I. CALL TO ORDER/ROLL CALL
- II. SEATING OF ALTERNATES
- III. AGENDA ADDENDUM
- 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: Pursuant to Governor's Executive Order 7B, all public comments can be emailed to publiccomment@killinglyct.gov or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. 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 www.killinglyct.gov.

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 132-481-0960 when prompted.

- V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS
- VI. PUBLIC HEARINGS – (review / discussion / action)

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 132-481-0960 when prompted

1) **Special Permit Application #21-1263**; Desmarais & Sons, Inc.(Landowner – 145 Alexander Parkway, LLC); 145 Alexander Parkway; GIS MAP 36, LOT 1; ~26.0 acres; Industrial Zone. Applicant proposes to modify grading from Previous Approval.

- 2) **Zone Text Change #21-1265**; Douglas Construction Company; Special Permitted Use; Add Section 420.2.2.q General Commercial Zone; Special Permitted Use; Distribution Center Facility.

Hearings' segment closes.
Meeting Business will continue.

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

- 1) **Special Permit Application #21-1263**; Desmarais & Sons, Inc.(Landowner – 145 Alexander Parkway, LLC); 145 Alexander Parkway; GIS MAP 36, LOT 1; ~26.0 acres; Industrial Zone. Applicant proposes to modify grading from Previous Approval.
- 2) **Zone Text Change #21-1265**; Douglas Construction Company; Special Permitted Use; Add Section 420.2.2.q General Commercial Zone; Special Permitted Use; Distribution Center Facility.

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

- 1) **Site Plan Review Application #21-1262**; Kevin Crump/Frito-Lay; 1886 Upper Maple Street, Killingly, CT 06241; GIS MAP 62, LOT 53; ~79.0 acres; Industrial Zone; the project consists of a new building expansion with storm water and asphalt improvements. (REVIEW/DISCUSSION/ACTION)
- 2) **Special Permit Application #21-1267**; Justin Olsen/Markover Kennels (Pine Acres Properties, LLC/Owner); 723 & 753 Cook Hill Road, Killingly, CT; GIS MAP 139; LOTS 38.1 & 40; ~160.acres; Rural Development Zone; request dog boarding, training, and grooming facility for 20 dogs. Receive, and if application is complete, then schedule for next available public hearing date – July 19, 2021.
- 3) **Site Plan Review Application #21-1268**; PB Projects, VII, LLC; 140 Main Street, Killingly, CT 06239; GIS MAP 198; LOT 134; Central Business District; renovate historical building for use as 1st floor general mercantile, and full-service restaurant; 2nd floor for general offices. Receive, and if the application is complete, please transfer to staff for staff review and approval.

(* Applications submitted prior to 5:00 PM on MONDAY, JUNE 14, 2021, will be on the agenda as New Business, with a “date of receipt” of MONDAY, JUNE 21, 2021, and may be scheduled for action during the next regularly scheduled meeting of MONDAY, JULY 19, 2021.

(* Applications submitted by 12:00 noon on FRIDAY, JUNE 18, 2021, will be received by the Commission (“date of receipt”) on MONDAY, JUNE 21, 2021. However, these applications may not be scheduled for action on MONDAY, JULY 19, 2021, as they were submitted after the Commission’s deadline. This is in accordance with Commission policy to administer Public Act 03-177, effective October 1, 2003.

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

- 1) Regular Meeting Minutes – May 17, 2021

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

- 1) **WORKSHOP - Zone Text Change Application #21-1264**; Town of Killingly; Special Permitted Use; Add Section 420.2.2.p General Commercial Zone; Special Permitted Use; Self-Service Storage Facilities.
- 2) **WORKSHOP – Discussion** – should the zoning regulations allow for an accessory structure to be constructed on a vacant parcel of real estate without the primary structure being in place?

XI. CORRESPONDENCE

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

- A. Zoning Enforcement Officer’s & Zoning Board of Appeal’s Report(s)
- B. Inland Wetlands and Watercourses Agent’s Report
- C. Building Office Report

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT