



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

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2022 JAN 14 AM 8:23

**TUESDAY – JANUARY 18, 2022**

**Regular Meeting – HYBRID MEETING**

**7:00 PM**

*Elizabeth M. Wilson*

**TOWN MEETING ROOM – 2<sup>ND</sup> FLOOR**

**Killingly Town Hall**

**172 Main Street**

**Killingly, CT**

THE PUBLIC IS ALLOWED TO ATTEND THE MEETING IN PERSON  
OR THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW

**AGENDA**

THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.

GO TO [www.killinglyct.gov](http://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: Public comments can be emailed to [publiccomment@killinglyct.gov](mailto: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.killingct.gov](http://www.killingct.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 2630-941-0114 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 2630-941-0114 when prompted**

(CONTINUED ON NEXT PAGE)

1) **Special Permit Ap #21-1273**; David Kode (Frito-Lay/Landowner); 1886 Upper Maple St; GIS MAP 62, LOT 53; 94 acres; Ind Zone; for portion of proposed building addition that will exceed the maximum height of 50 ft for said zone, with a proposed height of 86 ft, 8.5 inches.

2) **Special Permit Ap #21-1277**; American Storage Centers, LLC (Landowner same); 551 Westcott Road; GIS MAP 214; LOT 5; ~3.8 acres; General Commercial Zone; construction of 6 new buildings & conversion of existing building to establish a self-service storage facility (420.2.2.[q]).

3) **Zone MAP Change Ap #21-1278**; Douglas Construction (Jim Vance/Landowner) & Laurel A. Horne (Applicant & Landowner); 605 Providence Pike; GIS MAP 224, LOT 14; ~177 acres, RD **AND** 613 Providence Pike; GIS MAP 224, LOT 13, ~4.6 acres, RD; request to change zoning from Rural Development to General Commercial.

Hearings' segment closes.

Meeting Business will continue.

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

1) **Special Permit Ap #21-1273**; David Kode (Frito-Lay/Landowner); 1886 Upper Maple St; GIS MAP 62, LOT 53; 94 acres; Ind Zone; for portion of proposed building addition that will exceed the maximum height of 50 ft for said zone, with a proposed height of 86 ft, 8.5 inches.

2) **Site Plan Application #21-1275**; David Kode (Frito-Lay/Landowner); 1886 Upper Maple St; GIS MAP 62, LOT 53; 94 acres; Ind Zone; for the proposed building additions that will be under the allowed height.

3) **Special Permit Ap #21-1277**; American Storage Centers, LLC (Landowner same); 551 Westcott Road; GIS MAP 214; LOT 5; ~3.8 acres; General Commercial Zone; construction of 6 new buildings & conversion of existing building to establish a self-service storage facility (420.2.2.[q]).

4) **Zone MAP Change Ap #21-1278**; Douglas Construction (Jim Vance/Landowner) & Laurel A. Horne (Applicant & Landowner); 605 Providence Pike; GIS MAP 224, LOT 14; ~177 acres, RD **AND** 613 Providence Pike; GIS MAP 224, LOT 13, ~4.6 acres, RD; request to change zoning from Rural Development to General Commercial.

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

1) **Site Plan Review Ap #22-1279** – Richard and Nancy Blake (Jonathan and Sarah Blake / Owners); 20 Woodward Street; GIS MAP 159; LOT 18; ~0.49 acres; Medium Density; detached secondary dwelling unit per Section 566.6 and Site Plan Review Section 470, et al; 26' x 26' residence w/ a 6' x 26' front porch, requires demolition of existing 16' x 20' pole barn. **Receive, and refer to staff for review.**

2) **Site Plan Review Ap #22-1280** – Tammy Rainville & Robert LaBonte (Tammy Rainville / Owner); 146 Pineville Road; GIS MAP 18, LOT 23, ~7.0 acres; Rural Development; detached secondary dwelling unit per Section 566.6 and Site Plan Review Section 470; construction of a 30' x 50' detached garage w/an attached 18' x 47' attached secondary dwelling unit. **Receive, and refer to staff for review.**

(\* Applications submitted prior to 5:00 PM on TUESDAY, JANUARY 11, 2022, will be on the agenda as New Business, with a "date of receipt" of TUESDAY, JANUARY 18, 2022, and may be scheduled for action during the next regularly scheduled meeting of **TUESDAY, FEBRUARY 22, 2022**.

(\* Applications submitted by 12:00 noon on FRIDAY, JANUARY 14, 2022, will be received by the Commission ("date of receipt") on TUESDAY, JANUARY 18, 2022. However, these applications may not be scheduled for action on TUESDAY, FEBRUARY 22, 2022, 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 – November 15, 2021

2) Special Meeting / Workshop Minutes – December 13, 2021

3) Regular Meeting Minutes – December 20, 2021

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

- 1) **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? Discussion continued to FEB. 15, 2021.
- 2) **WORKSHOP – Discussion** – Five Mile River Overlay District. Discussion continued to FEB.15, 2021.

**XI. CORRESPONDENCE**

- 1) List of Planning and Zoning Commission Meeting Dates for 2022

**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**