



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

TUESDAY – JANUARY 21, 2020

Regular Meeting
7:00 PM

Town Meeting Room, Second Floor
Killingly Town Hall
172 Main St., Killingly

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AGENDA

- 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)
- V. **COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS**
- VI. **PUBLIC HEARINGS – (review / discussion / action)**
 - 1) **Zone MAP Change Application #19-1229**; Lisa A. Dauphinais; request change of zone map from industrial to commercial; 23 Wauregan Road, Killingly, CT 06239; GIS MAP 217; Lot 70; ~1.1 Acres; Industrial Zone. **WITHDRAWN W/OUT PREJUDICE**
 - 2) **Zone MAP Change Application #19-1230**; Town of Killingly; request change of zone map from industrial to commercial; State of CT land at the intersection of Route 6 and Route 12; state highway right of way; Industrial Zone. **WITHDRAWN W/OUT PREJUDICE**
- Hearings' segment closes.
Meeting Business will continue.
- VII. **UNFINISHED BUSINESS – (review / discussion / action)**
None
- VIII. **NEW BUSINESS – (review/discussion/action)**
 - 1) **§8-24 Review Application #20-1232**; Greenskies Renewable Energy/Town of Killingly; Review of various proposed carport and roof installations; at the following locations on various municipal buildings -
 - 1. Westfield School, 79 Westfield Avenue – actual carport installation;
 - 2. Goodyear School, 22 Williamsville Road – roof mount installation;
 - 3. Killingly High School, 226 Putnam Pike – roof mount installation;
 - 4. Killingly Central School, 60 Soap Street – roof mount installation;
 - 5. Killingly Memorial School, 339 Main Street – roof mount installation;
 - 6. Killingly Highway Department, 79 Putnam Pike – roof mount installation;
 - 7. Killingly Library, 25 Westcott Road – roof mount installation;
 - 8. Killingly Town Hall, 172 Main Street – roof mount installation;

Applications submitted prior to 5:00 PM on Tuesday, January 14, 2020 will be on the agenda as New Business, with a “date of receipt” of Tuesday, January 21, 2020 and may be scheduled for action during the next regularly scheduled meeting of Tuesday, February 18, 2020.

Applications submitted by 12:00 noon on Friday, January 17, 2020 will be received by the Commission (“date of receipt”) on Tuesday, January 21, 2020. However, these applications may not be scheduled for action on February 18, 2020, 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 of Monday, December 16, 2019 – RE: Regularly Scheduled Meeting

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

- 1) **Site Plan Review Application # 19-1223**; Steel & Wire North East; 312 Lake Road LLC; re-occupation of industrial building; 312 Lake Road; GIS Map 61; Lot 54; ~7.8 acres; Industrial Zone. **First Request for 90 Day Extension to File Mylars – File Mylars Out of Time.**

- 2) **Subdivision Application # 17-1184** – Jill Marquardt, Trustee; 7 lot subdivision; Cardinal Drive, GIS MAP 112; Lot 30; ~16.00 acres; Low Density Zone. **Bond Reduction Request.**

- 3) **Special Permit Application # 16-1145**; Briarwood Falls, LLC (Derek Santini); planned residential community; Cook Hill Road and Deerwood Drive; GIS MAP 138; Lot 012; ~91 acres; Low Density Zone. **Bond Reduction Request.**

- 4) **Subdivision (Issue) Application # 19-1228**; Anthony J & Josephine A Pulcinella, Trustees; determination of unapproved subdivision 10/21/2019; 309 & 333 Breakneck Hill Road; GIS MAP 65; Lot 7; (a/k/a “Fourth Parcel – first and second tracts”); Rural Development Zone. **Re-establishment of original parcel, and request for “first/free split”. Referred to Town’s Legal Counsel for their opinion.**

XI. UPDATE ON POCD – (review / discussion / action)

- 1) The Hearing Date for the POCD is scheduled for **TUESDAY, FEBRUARY 18, 2020.**
- 2) Copy of the POCD was given to Town Council Members in November and again in December 2019.
- 3) Copy of the POCD was given to NECCOG on November 8, 2019 – receipt signed by John Filchak, Executive Director.
- 4) Copy of the POCD was posted to the front page of the Town’s Website on Thursday, December 12, 2019.
- 5) The Director attended the Town Council meeting of January 14th, 2020; there was one or two questions regarding the POCD. Do not believe there will be any further comments from the Town Council.
- 4) To date, no comments have been received back from either NECCOG or the general public.
- 5) There is a need for some minor scribner corrections.

XII. CORRESPONDENCE – (review/discussion/action)

A. Zoning Enforcement Officer’s & Zoning Board of Appeal’s Report(s)

Enclosed

B. Inland Wetlands and Watercourses Agent’s Report

Enclosed

C. Building Office Report

Enclosed

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT