



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

**MONDAY – OCTOBER 16, 2017**

Regular Meeting

**7:00 PM**

**Town Meeting Room, Second Floor**

Killingly Town Hall

172 Main St., Killingly

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2017 OCT 13 AM 8:21

*Elizabeth M. Wilson*

**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
  - A. Zone Change Applications – (review/discussion/action)  
None
  - B. Special Permits – (review/discussion/action)
    - 1. Special Permit Application #17-1180 – Richard Governale/Virge Lorents; Section 410.2.2.o; and Section 566;Section 700; proposed accessory dwelling unit (free-standing); 50 Peep Toad Road; GIS Map 118, Lot 41.2; ~5.1 acres; Low Density Zone.
  - C. Site Plan Reviews – (review/discussion/action)  
None
  - D. Subdivisions – (review/discussion/action)  
None
  - E. Other/Various – (review/discussion/action)  
None

Hearings' segment closes.  
Meeting Business will continue.

- VII. UNFINISHED BUSINESS
  - A. Zone Change Applications – (review/discussion/action)  
None
  - B. Special Permits – (review/discussion/action)
    - 1. Special Permit Application #17-1180 – Richard Governale/Virge Lorents; Section 410.2.2.o; and Section 566;Section 700; proposed accessory dwelling unit (free-standing); 50 Peep Toad Road; GIS Map 118, Lot 41.2; ~5.1 acres; Low Density Zone.
  - C. Site Plan Reviews – (review/discussion/action)  
None

**D. Subdivisions – (review/discussion/action)**

None

**E. Other/Various – (review/discussion/action)**

None

**VIII. NEW BUSINESS**

**A. Zone Change Applications – (review/discussion/action)**

None

**B. Special Permits – (review/discussion/action)**

None

**C. Site Plan Reviews – (review/discussion/action)**

None

**D. Subdivisions – (review/discussion/action)**

None

**E. Other/Various – (review/discussion/action)**

None

Applications submitted prior to 5:00 PM on Tuesday, October 10, 2017 will be on the agenda as New Business, with a “date of receipt” of Monday, October 16, 2017, and may be scheduled for action during the regular meeting of Monday, November 20, 2017.

Applications submitted by 12:00 noon on Friday, October 13, 2017 will be received by the Commission (“date of receipt”) on Monday, October 16, 2017. However, these applications may not be scheduled for action in November, 2017 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)**

Regular Meeting of Monday, September 18, 2017.

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

**A. CGS 8-24 Referrals**

1. §8-24 Referral #17-1182 – Town of Killingly; sale of real estate to NECCOG; portion of 125 Putnam Pike; GIS Map 106; Lot 43; ~3.8 acres (total acreage ~5.5 acres); General Commercial Zone.

2. §8-24 Referral #17-1183 – Town of Killingly; WPCF Upgrade; 31 Wauregan Road; GIS Map 217; Lot 69; ~22 acres total; Industrial Zone.

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

Enclosed

**C. Inland Wetlands and Watercourses Agent’s Report**

Enclosed

**D. Building Office Report**

Enclosed

**E. Bond Releases / Reductions / Calls**

None

**F. Extension Requests, ETC. -Project Completion / Subdivision & Site Plan Approvals / Mylar Filings / Site Plan Amendments / Re-Classify Phases**

None

**G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility**

None

**H. Upcoming P&Z Commission Meetings**

1. Next Regular Meeting – Monday, November 20, 2017

2. Next Special/Workshop Meeting – To Be Determined.

**XI. CORRESPONDENCE – (review/discussion/action)**

1. “Conservation & Development Policies: The Plan for Connecticut 2018-2023” – Copy of letter sent to CT OPM is enclosed for reference purposes only.

**XII. WORKSHOP SESSIONS – (review/discussion/action)**

1. Zone (Text) Change – Earth Filling and Excavation (Section 560 TOK Zoning Regulations) – to review proposed amendments to said section; and to discuss next actions.

a. Discussion of any final revisions (if any);

b. **Hearing is scheduled for Monday, November 20, 2017**

2. Begin discussion / review / actions on the following:

a. PA 17-155 – “An Act Concerning Temporary Health Care Structures” – This act took effect on October 1, 2017; the Town of Killingly has the opportunity to “OPT OUT” of this public act/statute. **Do We Want to OPT OUT?**

b. Should an applicant be allowed to construct and maintain an accessory structure on a residentially zoned property without a primary structure (i.e. residence) being in place;

c. First Split – Report from Director re: discussion with Town Counsel

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

**XIV. TOWN COUNCIL LIAISON REPORT**

**XV. ADJOURNMENT**