



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

**MONDAY – NOVEMBER 15, 2021**

**Regular Meeting – HYBRID MEETING**

**7:00 PM**

**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**

**AMENDED 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 2630-464-6455 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 2630-464-6455 when prompted**

1) **Zone MAP Change Ap #21-1274**; Weld, LLC (CGCT Killingly LLC/Landowner); 543 Wauregan Road: GIS MAP 262, LOT 20; General Commercial Zone; application seeks to change the zone of the subject real estate from General Commercial Zone to Light Industrial Zone. **(Applicant requests to withdraw application without prejudice.) (A new revised application submitted 11/9/2021.)**

2) **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.

Hearings' segment closes.  
Meeting Business will continue.

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

1) **Zone MAP Change Ap #21-1274**; Weld, LLC (CGCT Killingly LLC/Landowner); 543 Wauregan Road: GIS MAP 262, LOT 20; General Commercial Zone; application seeks to change the zone of the subject real estate from General Commercial Zone to Light Industrial Zone. **(Applicant requests to withdraw application without prejudice.) (A new revised application submitted 11/9/2021.)**

2) **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.

3) **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.

4) **Special Permit Application #05-868**; Request for Release of Bond; Ernest Joly & Son, Inc.; for 605 Providence Pike, Killingly, GIS MAP 224; Lot 14; ~170 acres; Rural Development Zone; all phases of work completed.  
**Review/discussion/action.**

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

1) **Special Permit / Site Plan Application #16-1145**; Request renewal of the site plan for an additional five (5) years; Briarwood Falls, LLC; 142-unit active adult community; Cook Hill Road & Deerwood Drive; GIS MAP 138; LOT 012; ~91.5 acres; Low Density Zone; Planned Residential Development. **See attached correspondence for written request.**

2) **Request for Pre-Application Workshop Meeting with PZC**; Douglas Construction, LLC; re: 605 Providence Pike, Killingly, CT; GIS 224, LOT 14; Rural Development. **See attached correspondence for written request.**

3) **Zone MAP Change Ap #21-1276**; Weld, LLC (CGCT Killingly LLC/Landowner); 543 Wauregan Road; GIS MAP 262, LOT 20; And 19 Lucienne Avenue; Killingly; GIS MAP 262, LOT 22; both General Commercial District; application seeks to change the zone of the subject real estate (properties) from General Commercial Zone to Light Industrial Zone. **Receive, and if application is complete, schedule for public hearing on Monday, December 20, 2021.**

(\* **Applications submitted prior to 5:00 PM on MONDAY, NOVEMBER 8, 2021,** will be on the agenda as New Business, with a "date of receipt" of MONDAY, NOVEMBER 15, 2021, and may be scheduled for action during the next regularly scheduled meeting of MONDAY, DECEMBER 20, 2021.

(\* **Applications submitted by 12:00 noon on FRIDAY, NOVEMBER 12, 2021,** will be received by the Commission ("date of receipt") on MONDAY, NOVEMBER 15, 2021. However, these applications may not be scheduled for action on MONDAY, DECEMBER 20, 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 – OCTOBER 18, 2021
- 2) Regular Meeting Minutes – AUGUST 16, 2021 (not enough members to vote on approval at prior meetings)

**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 DEC. 20, 2021.**

2) **WORKSHOP – Discussion** – Five Mile River Overlay District. Discussion continued to DEC.20, 2021.

**XI. CORRESPONDENCE**

1) Letter received from Attorney Timothy D. Bleasdale (Waller, Smith & Palmer, P.C.); discussion regarding “the event that the Commission decides to proceed on its own application to change the zone designation of 4 Lucienne Avenue”.  
**(review/discussion/action)**

**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**