



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

TUESDAY – FEBRUARY 18, 2020

Regular Meeting

7:00 PM

RECEIVED
TOWN CLERK, KILLINGLY, CT
2020 FEB 12 AM 9:27

Elizabeth M. Wilson

Town Meeting Room, Second Floor

**Killingly Town Hall
172 Main St., Killingly**

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) **Plan of Conservation and Development (POCD)** – The Commission has completed its review and re-write of the Town's Plan of Conservation and Development as required under State Statute. New Plan will cover 2020-2030; and if passed the effective date will be Monday, May 4th, 2020 at 12:01 am.

Hearings' segment closes.
Meeting Business will continue.
- VII. **UNFINISHED BUSINESS – (review / discussion / action)**
 - 1) **Plan of Conservation and Development (POCD)** – The Commission has completed its review and re-write of the Town's Plan of Conservation and Development as required under State Statute. New Plan will cover 2020-2030; and if passed the effective date will be Monday, May 4th, 2020 at 12:01 am.
- VIII. **NEW BUSINESS – (review/discussion/action)**
 - 1) **Special Permit Application #20-1233** – Rene Bernier (Pine Hill Farm, LLC /landowner); conversion of an existing chicken coop into a storage facility; 204 Hartford Pike; GIS MAP 108, Lot 34, ~5.0 acres; Low Density. Article VII, Section 700 etc., Special Permits; Section 410.2.2.o Proposed Adaptive Re-Use of an Agricultural Building (Low Density). **Receive and if application is complete schedule for a public hearing. The next available hearing date is March 16, 2020; will allow enough time for proper legal notice.**
 - 2) **Site Plan Review Application #20-1234** – Nabil Roufaz (MSDC Realty Trust/landowner); re-establishment (renovation) of the strip mall located at 544 Main Street; GIS MAP 175, Lot 10, ~1.0 acre; Village Commercial. **The mall is pre-existing, there is no change to the structure, this is just a renovation/re-establishment of mall.**
 - 3) **58-24 Review Application #20-1235** – Town of Killingly; Killingly Memorial School; removal of modular classrooms and replace with a new school wing and library; 339 Main Street; GIS MAP 181, Lot 142; ~10.5 acres; Boro Res High.

4) **§8-24 Review Application #20-1236** – Town of Killingly; Killingly Community Center Relocation; 79 Westfield Avenue, GIS MAP 176, Lot 9, ~17 Acres; Boro Res High.

5) **Site Plan Review Application #20-1237** – Dandeneau Properties, LLC; proposed building addition and parking lot; 40 Louisa Viens Drive; GIS MAP 57, Lot 12, ~8.7 acres; Industrial Zone. **Receive, and if application is complete, schedule for the next regularly scheduled meeting of Monday, March 16, 2020 for review and action. DOES NOT require a public hearing.**

Applications submitted prior to 5:00 PM on Tuesday February 11, 2020 will be on the agenda as New Business, with a “date of receipt” of Tuesday, February 18, 2020 and may be scheduled for action during the next regularly scheduled meeting of MONDAY, MARCH 16, 2020.

Applications submitted by 12:00 noon on Friday, February 14, 2020 will be received by the Commission (“date of receipt”) on Tuesday, February 18, 2020. However, these applications may not be scheduled for action on MONDAY, MARCH 16, 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) Special Workshop Meeting of Tuesday, January 21, 2020
- 2) Regular Meeting of Tuesday, January 21, 2020

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

1) **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. 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

XII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIII. TOWN COUNCIL LIAISON REPORT

XIV. ADJOURNMENT