



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

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TOWN CLERK, KILLINGLY, CT
2022 MAY 13 AM 8:14

MONDAY – MAY 16, 2022
Regular Meeting – HYBRID MEETING
7:00 PM

Elizabeth M. Wilson

TOWN MEETING ROOM – 2ND 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 AND CLICK ON FACEBOOK LIVE AT THE BOTTOM OF THE PAGE.

- I. CALL TO ORDER/ROLL CALL
- II. ELECTION OF OFFICERS FOR THIS YEAR - ORGANIZATIONAL
 - 1) Chair
 - 2) Vice-Chair
 - 3) Secretary
- III. SEATING OF ALTERNATES
- IV. AGENDA ADDENDUM
- V. 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 or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239. 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.killinglyct.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 871 0662 when prompted.

- VI. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS
- VII. SET EFFECTIVE DATE FOR ZONE MAP CHANGE – (review / discussion / action)
 - 1) **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. Said Zone MAP Change was approved on Monday, April 18, 2022 – however, must schedule an effective date for the Zone Map Change. Suggested effective date – Monday, June 13, 2022, at 12:01 am.

VIII. 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.

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- 1) **Spec Perm Ap #22-1282**; Jolley Commons, LLC (Applicant/Owner); 120 Wauregan Rd; GIS MAP 220, LOT 21; ~6.4 acres; Gen Comm Zone; excavation & removal of gravel products; under Sect 560, et seq (Earth Filling & Excavation); Sect 700 et seq (Spec Perm); & Sect 470 et Seq (Site Plan) of the TOK Zoning Regs. **CONT FROM 4/18/22.**
- 2) **Zone TEXT Change Ap # 22-1287** – Town of Killingly, special permitted use under Business Park, General Commercial, Light Industrial, Mill Mixed Use and Mixed-Use Interchange Zones for the creation of cannabis establishments
- 3) **Special Permit Ap # 22-1289** – Dayville Four Corners, LLC (Applicant/Owner); 730 (736) Hartford Turnpike, GIS MAP 115, LOT 6, General Commercial Zone, ~7.07 aces, request use of existing space in building for liquor, beer & wine sales, under TOK Zoning Regs under 420.2.1(a) with reference to 420.1.2(i).
- 4) **Special Permit Ap# 22-1291** – Melting Point Welding & Fabrication, LLC (Weld, LLC / Owner), 543 Wauregan Road, GIS MAP 262, LOT 20, Light Industrial, ~2.1 acres; to conduct manufacturing activities pursuant to TOK Zoning Regs. Sec. 430.2.2(b).
- 5) **Zone TEXT Change Ap #22-1292** – Town of Killingly, allowing garages as a primary use in in rural development and low-density-zones only.

Hearings' segment closes.

Meeting Business will continue.

IX. UNFINISHED BUSINESS – (review / discussion / action)

- 1) **Spec Perm Ap #22-1282**; Jolley Commons, LLC (Applicant/Owner); 120 Wauregan Rd; GIS MAP 220, LOT 21; ~6.4 acres; Gen Comm Zone; excavation & removal of gravel products; under Sect 560, et seq (Earth Filling & Excavation); Sect 700 et seq (Spec Perm); & Sect 470 et Seq (Site Plan) of the TOK Zoning Regs.
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- 5) **Zone TEXT Change Ap #22-1292** – Town of Killingly, allowing garages as a primary use in in rural development and low-density-zones only.

X. NEW BUSINESS – (review/discussion/action)

- 1) **BY-LAWS** – Does the Commission want to schedule a time limit for meetings? Do they want to allow the meeting to continue for an additional hour, provided someone makes a motion at least 15 minutes prior to the scheduled closing of meeting? Review / discussion this meeting – any formal action to be taken on June 20, 2022.
- 2) **OPT OUT** – Accessory Dwelling Units State Statute vs. Secondary Dwelling Units Town of Killingly Zoning Regulations – prepare to opt out of the state statute requirements.

(*) Applications submitted prior to 5:00 PM on MONDAY, MAY 9, 2022, will be on the agenda as New Business, with a “date of receipt” of MONDAY, MAY 16, 2022, and may be scheduled for action during the next regularly scheduled meeting of **MONDAY, JUNE 20, 2022.**

(*) Applications submitted by 12:00 noon on FRIDAY, MAY 13, 2022, will be received by the Commission (“date of receipt”) on MONDAY, MAY 16, 2022. However, these applications may not be scheduled for action on MONDAY, JUNE 20, 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.

XI. ADOPTION OF MINUTES – (review/discussion/action)

1) Regular Meeting Minutes – APRIL 18, 2022

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

1) Five Mile River Overlay District – staff review still in process

XIII. CORRESPONDENCE

XIV. 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

XV. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XVI. TOWN COUNCIL LIAISON REPORT

XVII. ADJOURNMENT