



**TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION**

MONDAY – JUNE 19, 2017

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

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

RECEIVED
TOWN CLERK, KILLINGLY, CT
2017 JUN 16 AM 8:12
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 #17-1169; Todd A. Cooke; Sec.566 Accessory Dwelling Unit; allow a 956 sq. ft. accessory dwelling unit / in-law apartment in basement of primary residence; 114 Ross Road; GIS Map 235; Lot 2; ~1.9 acres; Rural Development Zoning District.
 - 2. Special Permit Application #17-1170 – Robert Heuer (Applicant); Borough of Danielson; Article VII, Section 700; Section 440; Section 440.3.F. Commercial Indoor Recreation Facilities; to run an escape room (an adventure game) River Realty LLC (Landowner); 157 Main Street, Second Floor; GIS MAP 198, Lot 82; Boro Central Business District (Commercial).
 - C. Site Plan Reviews – (review/discussion/action)**
None
 - D. Subdivisions – (review/discussion/action)**
 - 1. Re-subdivision Application #17-1166; T&B Building Company; proposed five (5) lot re-subdivision, one (1) existing residence and four (4) new ones; 322 Mashentuck Road & Cook Hill Road; GIS Map 162, Lot 15; ~13.64 acres; Rural Development Zone. CONTINUED FROM APRIL 17, 2017 & MAY 15, 2017
 - 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)

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

None

D. Subdivisions – (review/discussion/action)

1. Re-subdivision Application #17-1166; T&B Building Company; proposed five (5) lot re-subdivision, one (1) existing residence and four (4) new ones; 322 Mashentuck Road & Cook Hill Road; GIS Map 162, Lot 15; ~13.64 acres; Rural Development Zone. **CONTINUED FROM APRIL 17, 2017 & MAY 15, 2017**

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

None

VIII. NEW BUSINESS

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

1. Zone (Map) Change Application # 17-1174 - Letter received from CT DEEP, dated April 6, 2017, RE: Aquifer Protection Area Program Implementation for the Town of Killingly – Level “A” Mapping Approval for the Connecticut Water Company’s Crystal-Brooklyn Well Field. **(Schedule a public hearing for Monday, July 17, 2017 – according to letter the Aquifer Protection Area boundary must become part of our town’s official zoning Map by August 6, 2017.)**

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

1. Special Permit Application #17-1171 – Tracy Donovan; Sec. 410.1.2(b) Dog Kennel; to allow landowner to build a dog kennel for breeding purposes to house approximately 49 adult dogs; 54 Brickhouse Road; GIS MAP192, Lot 19; ~18.3 acres; Rural Development Zone. **(Receive, and if application is complete, schedule a public hearing for Monday, July 17, 2017.)**
2. Special Permit Application #17-1172 – Bayvest Realty, Inc.; Sec. 430.2F Drive-in restaurant, Fast-food restaurant of the Borough of Danielson Zoning Regulations; to allow 2500 sf retail commercial building with a drive-thru window; 60 Westcott Road; GIS Map 182, Lot 29; ~.58 acres; Borough General Commercial Zone. **(Receive, and if application is complete, schedule a public hearing for Monday, July 17, 2017.)**
3. Special Permit Application #17-1173 – Automatic Rolls / Northeast Foods, Inc.; for an approx. 15,600 sf expansion to the existing facility consisting of a -20°F freezer; +34°F cooler docks and ammonia refrigeration equipment room. Additional improvements include site parking and an on-site road way for truck traffic; 328 Lake Road; GIS Map 61, Lot 53; ~8.0 acres; Industrial Zone. **(Receive, and if application is complete, schedule a public hearing for Monday, July 17, 2017.)**

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 Monday, June 12, 2017 will be on the agenda as New Business, with a “date of receipt” of Monday, June 19, 2017, and may be scheduled for action during the regular meeting of Monday, July 17, 2017.

Applications submitted by 12:00 noon on Friday, June 16, 2017 will be received by the Commission (“date of receipt”) on Monday, June 19, 2017. However, these applications may not be scheduled for action in July, 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, May 15, 2017

Special Meeting / Workshop Meeting of Monday, May 22, 2017

X. WORKSHOP SESSIONS – (review/discussion/action)

1. Zone (Text) Change – Planned Residential Development (Section 570 TOK Zoning Regulations) – to review proposed amendments to said section to include Independent Residential Living and Residential Life Care Communities; and to

discuss next actions. **(Review, if regulations are satisfactory, submit for legal review, and schedule a public hearing for August 21, 2017.)**

2. Zone (Text) Change – Earth Filling and Excavation (Section 560 TOK Zoning Regulations) – to review proposed amendments to said section; and to discuss next actions. **(If necessary schedule a workshop session, for final review; however, if regulations are satisfactory, submit for legal review, and schedule a public hearing for August 21, 2017.)**

XI. CORRESPONDENCE – (review/discussion/action)

1. Revised Draft – **“Conservation & Development Policies: The Plan for Connecticut 2018-2023”**.

(Commission Members should be ready to discuss this at their next regularly scheduled meeting on Monday, July 17, 2017; the State will be looking for input from the Town on or before August 1, 2017.)

XII. OTHER

A. CGS 8-24 Referrals – (review/discussion/action)

None

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 – (review/discussion/action)

1. Re-Subdivision Application #11-997; Robert Uva (of 299 Bear Hill Road) requesting return of his \$20,000.00 bond posted for work completed on the common driveway of lots 2, 3, and 4 on Cindy Way (corner of Cook Hill and Cranberry Bog). Memorandum from Engineering Department stating – “The remaining work in the driveway has been completed to the satisfaction of the Killingly Engineering Department.” Copy of the memorandum is enclosed.

F. Project Completion / Mylar Filing Extension / Site Plan Extension Requests / Re-Classify Phases

None

G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility – (review/discussion/action)

None

H. Upcoming P&Z Commission Meetings – review/discussion/action

1. Next Regular Meeting – Monday, July 17, 2017

2. Next Workshop Meeting – To be scheduled if needed.

3. Next Special Meeting – To be scheduled if needed.

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT