



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

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TOWN CLERK, KILLINGLY, CT
2022 JUN 17 AM 8:21

MONDAY – JUNE 20, 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 2634 149 2509 when prompted.

VI. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS

VII. 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 2634 149 2509 when prompted

- 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 & 5/16/2022.**
- 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 **CONT FROM 5/16/2022.**
- 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 acres, 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). **CONT FROM 5/16/2022.**
- 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). **CONT FROM 5/16/2022.**

Hearings' segment closes.
Meeting Business will continue.

VIII. 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. **CONT FROM 4/18/22 & 5/16/2022.**
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IX. NEW BUSINESS – (review/discussion/action)

- 1) **PLANNING ZONING COMMISSION BY-LAWS** – Review and discuss the proposed amendment to the by-laws and act on same. Proposed amendment is the designated end of meeting time, and the requirement to make a motion to continue the meeting passed that time for one hour. NOTE: All members were notified of this proposed amendment.
- 2) **OPT-OUT – ACCESSORY DWELLING UNITS STATE STATUTE** – Per the State Statute, the PZC must schedule a public hearing to review, discuss, and act upon opting-out of the State's Accessory Dwelling Unit Statute. **The suggested hearing date is July 18, 2022.**
- 3) **Zone TEXT Change Ap# 22-1294** – Rosemary & Thomas C. Clarie et als; proposed text amendment to Sections 436.1; 436.2; 436.3; 436.4.2; 436.4.3; 436.6.1.b; 436.2.2; and 450 of the TOK Zoning Regulations regarding permitted uses and requirements of the Business Park District – making changes to the Intent, General Requirements, Special Permitted Uses; Interior Circulation; Landscaping and Screening; replace Exemptions with Concept Plan Optional; Concept Plan; and Dimensional Requirements. **Receive and schedule a public hearing for August 15, 2022 – to allow time to properly notify NECCOG of proposed text changes.**

(*) Applications submitted prior to 5:00 PM on MONDAY, JUNE 13, 2022, will be on the agenda as New Business, with a “date of receipt” of MONDAY, JUNE 20, 2022, and may be scheduled for action during the next regularly scheduled meeting of **MONDAY, JULY 18, 2022**.

(*) Applications submitted by 12:00 noon on FRIDAY, JUNE 17, 2022, will be received by the Commission (“date of receipt”) on MONDAY, JUNE 20, 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.

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

- 1) Regular Meeting Minutes – APRIL 18, 2022
- 2) Regular Meeting Minutes – MAY 16, 2022

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

- 1) Five Mile River Overlay District – Staff will report during July 18, 2022, meeting.

XII. CORRESPONDENCE

1) Letter dated 04/11/2022 – Copy of correspondence from GDIT to Melanie A. Bachman, Ex. Director, CT Siting Council, RE: Notice of Exempt Modification – 246 E. Franklin Street, Killingly, CT. Complete Notice is in the Planning and Development Office for Review.

2) Letter dated 05/25/2022 – Copy of correspondence from Northeast Site Solutions to Members of the CT Siting Council, RE: Tower Share Application – 246 E. Franklin Street, Killingly, CT. Complete Notice is in the Planning and Development Office for Review.

3) Letter dated 05/24/2022 – Copy of correspondence from Northeast Site Solutions to Members of the CT Siting Council, RE: Tower Share Application – 280 Ross Road, Killingly, CT. Complete Notice is in the Planning and Development Office for Review.

XIII. 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

XIV. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XV. TOWN COUNCIL LIAISON REPORT

XVI. ADJOURNMENT