



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

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MONDAY – JULY 17, 2017

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

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

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)**
 1. Zone (MAP) Change Application #17-1174 – Letter from CT DEEP, dated 04/06/2017; 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.
 - 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. **(w/drawn w/out prejudice)**
 2. 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.
 3. 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.
 4. Special Permit Application #17-1173 – Automatic Rolls / Northeast Foods, Inc.; Aquifer Protection Overlay Zone & Sec. 450.3.1 Height in Industrial Zones; 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.
 - C. **Site Plan Reviews – (review/discussion/action)**

None
 - D. **Subdivisions – (review/discussion/action)**

None
 - E. **Other/Various – (review/discussion/action)**

None

Hearings' segment closes.
Meeting Business will continue.

VII. UNFINISHED BUSINESS

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

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

None

D. Subdivisions – (review/discussion/action)

None

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

None

VIII. NEW BUSINESS

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

1. Zone (MAP) Change Application #17-1176 – Paul J. Gazzola, Jr.; change of zone for three (3) parcels as follows: 12 North Shore Rd.; GIS Map 61, Lot 58; 1883 Upper Maple St; GIS Map 62; Lot 33.1 change both lots from Light Industrial to Medium Density; and 1871 Upper Maple St; GIS Map 62, Lot 33 change from Low Density to Medium Density. **Receive and if application is complete, schedule a public hearing for Monday, August 21, 2017.**

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

None

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, July 10, 2017 will be on the agenda as New Business, with a "date of receipt" of Monday, July 17, 2017, and may be scheduled for action during the regular meeting of Monday, August 21, 2017.

Applications submitted by 12:00 noon on Friday, July 14, 2017 will be received by the Commission ("date of receipt") on Monday, July 17, 2017. However, these applications may not be scheduled for action in August, 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)

Special Workshop Meeting of Wednesday, June 14, 2017

Regular Meeting of Monday, June 19, 2017

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

NEXT WORKSHOP SESSION IS TUESDAY, JULY 18, 2017

WHEREIN THE FOLLOWING WILL BE REVIEWED AND DISCUSSED

1.. Zone (Text) Change – Earth Filling and Excavation (Section 560 TOK Zoning Regulations) – to review proposed amendments to said section; and to discuss next actions.

XI. CORRESPONDENCE – (review/discussion/action)

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

(Commission Members received this at our last meeting, June 19, 2017 and at that time was asked to review the document and possibly discuss same at their next meeting of Monday, July 17, 2017; as the State will be looking for input from the Town)

XII. OTHER – (review/discussion/action)

A. CGS 8-24 Referrals

Sale of Town Owned Land – 95 Pratt Road; GIS MAP 93, Lot 3; ~7.2 acres; Rural Development Zone; Sale of Property will be subject to a Conservation Easement in Perpetuity.

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

None

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

None

G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility

None

H. Upcoming P&Z Commission Meetings

1. Next Regular Meeting – Monday, August 21, 2017

2. Next Special/Workshop Meeting – TUESDAY, JULY 18, 2017 (TOMORROW – ROOM 102 – 6:00)

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT