



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION

**MONDAY – AUGUST 21, 2017**

**Regular Meeting**

**7:00 PM**

**Town Meeting Room, Second Floor**

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

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2017 AUG 18 AM 8:15

*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 #17-1176 – 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
    2. Zone (TEXT) Change Application #17-1178 Town of Killingly (TOK); amendments to Section 570 Planned Residential Development (PRD); and Article III, Section 310 Definitions; amendments to the PRD Section of the TOK Zoning Regulations to include two classifications, "Independent Residential Living and Residential Life Care Communities" and to make all necessary amendments to allow both classifications under PRD, and to add the necessary definitions to the proper zoning section pertaining thereto. Copies of the full text of the amendments are available to the public in the Planning & Development and Town Clerk's Offices.
  - B. **Special Permits – (review/discussion/action)**
    1. 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. **CONTINUED FROM 07/17/2017**
    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. **HEARING MUST OPEN TONIGHT – DELAYED FROM 07/17/2017**
  - C. **Site Plan Reviews – (review/discussion/action)**

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

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

None

Hearings' segment closes.  
Meeting Business will continue.

**VII. UNFINISHED 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
2. Zone (TEXT) Change Application #17-1178 Town of Killingly (TOK); amendments to Section 570 Planned Residential Development (PRD); and Article III, Section 310 Definitions; amendments to the PRD Section of the TOK Zoning Regulations to include two classifications, "Independent Residential Living and Residential Life Care Communities" and to make all necessary amendments to allow both classifications under PRD, and to add the necessary definitions to the proper zoning section pertaining thereto. Copies of the full text of the amendments are available to the public in the Planning & Development and Town Clerk's Offices.

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

1. 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. **CONTINUED FROM 07/17/2017**
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. **HEARING MUST OPEN TONIGHT – DELAYED FROM 07/17/2017**

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

None

**D. Subdivisions – (review/discussion/action)**

None

**E. Other/Variou – (review/discussion/action)**

None

**VIII. NEW BUSINESS**

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

None

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

1. Special Permit Application #17-1179 – Jeannette Chambers; Section 410.1.2.q; and Section 566; proposed accessory dwelling unit in existing barn; 374 Mason Hill Road; GIS Map 30, Lot 14; ~9.0 acres; Rural Development Zone. **Receive and if application is complete, schedule a public hearing for September 18, 2017.**

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

None

**D. Subdivisions – (review/discussion/action)**

None

**E. Other/Variou – (review/discussion/action)**

None

Applications submitted prior to 5:00 PM on Monday, August 14, 2017 will be on the agenda as New Business, with a "date of receipt" of Monday, August 21, 2017, and may be scheduled for action during the regular meeting of Monday, September 18, 2017.

Applications submitted by 12:00 noon on Friday, August 18, 2017 will be received by the Commission ("date of receipt") on Monday, August 21, 2017. However, these applications may not be scheduled for action in September, 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, July 17, 2017.

Special Meeting (Workshop) of Tuesday, July 18, 2017.

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

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.
  - a. Commission is to determine if another workshop is required for these proposed regulations;
  - B. Commission is to determine if a workshop is not required – then Commission may schedule a hearing for October 16, 2017 – as proper notice must be given to NECCOG.

**XI. CORRESPONDENCE – (review/discussion/action)**

1. Revised Draft – “Conservation & Development Policies: The Plan for Connecticut 2018-2023”.  
Commission to discuss possible letter to send to the State OPM regarding the proposed draft of the State POCD.

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

**A. CGS 8-24 Referrals**

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**

None

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

1. Extension Request to complete work under Special Permit #06-901 – John LaBossiere (for LaBossiere Enterprises, LLC); request for a one year extension to complete the work for Special Permit #06-901; 74,000 sf commercial plaza with appurtenant parking including drive-thru facilities; 899 North Main Street; GIS Map 154, Lot 18; ~19.0 acres; General Commercial Zone. NOTE: If extension is approved the new expiration date will be September 18, 2018.

**G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility**

None

**H. Upcoming P&Z Commission Meetings**

1. Next Regular Meeting – Monday, September 18, 2017.
2. Next Special/Workshop Meeting – To Be Determined.

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT**

**XIV. TOWN COUNCIL LIAISON REPORT**

**XV. ADJOURNMENT**