



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

MONDAY – SEPTEMBER 18, 2017

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

Killingly Town Hall

172 Main St., Killingly

RECEIVED
TOWN CLERK, KILLINGLY, CT
2017 SEP 15 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)
None
 - 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. **APPLICATION W/DRAWN – READ LETTER INTO THE RECORD**
 - 2. 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.
 - 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)
None
 - 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. **WITHDRAWN – SEE ABOVE**

2. 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

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)

None

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

1. Special Permit Application #17-1180 – Richard Governale/Virge Lorents; Section 410.2.2.o; and Section 566; proposed accessory dwelling unit (free-standing); 50 Peep Toad Road; GIS Map 118, Lot 41.2; ~5.1 acres; Low Density Zone.

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, September 11, 2017 will be on the agenda as New Business, with a “date of receipt” of Monday, September 18, 2017, and may be scheduled for action during the regular meeting of Monday, October 16, 2017.

Applications submitted by 12:00 noon on Friday, September 15, 2017 will be received by the Commission (“date of receipt”) on Monday, September 18, 2017. However, these applications may not be scheduled for action in October, 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 Meeting (Workshop) of Tuesday, July 18, 2017. (Postponed from 08/21/2017 meeting)

Regular Meeting of Monday, August 21, 2017.

X. 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. Extension Requests, ETC. -Project Completion / Subdivision & Site Plan Approvals / Mylar Filings / Site Plan Amendments / Re-Classify Phases

1. Subdivision Application #13-1064 - Request for Extension of Time of Land Use Approvals including Phasing Plan of The Building America Companies, LLC (transferred and assigned to Tri-Lakes, LLC) for Phase I—31 lots – single family cluster development; 520 Bailey Hill Road; GIS MAP 143; Lot 6; Rural Development Zone; Phase 1 – 150 +/- acres; Total Parcel 645+/- acres; and the request that the concept continue so as to complete the project in three (3) phases. – The original approval date was 11/18/2013, so the current deadline is 11/18/2018 – so if the extension is approved the new deadline for completion/expiration date would be 11/18/2023

2. Special Permit Application #16-1145 – Request to revise the site plans such that the sidewalks indicated on said plans be removed; of Briarwood Falls, LLC; 142 unit active adult community; Cook Hill Road & Deerwood Drive; GIS MAP 138; Lot 012; ~91.5 acres; Low Density Zone; Planned Residential Development.

G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility

None

H. Upcoming P&Z Commission Meetings

1. Next Regular Meeting – Monday, October 16, 2017.
2. Next Special/Workshop Meeting – To Be Determined.

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. 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; **OR**

b. **Commission MAY schedule a hearing for Monday, November 20, 2017 – to allow enough time so proper notice can be given to NECCOG.**

2. Begin discussion / review of the following:

a. Should an applicant be allowed to construct and maintain an accessory structure on a residentially zoned property without a primary structure (i.e. residence) being in place;

b. First Split – review by staff to verify that the first split parcel and remaining parcel are both compliant with current zoning regulations;

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT