

KILLINGLY PLANNING & ZONING
REGULAR MEETING OF TUESDAY, JANUARY 20, 2015

ROLL CALL VOTES:

Board Members:	Attendance	1	2	3	4	5
Brian Card	√	+	+	+	+	+
Todd Nelson	Absent with Notification					
Sheila Roddy	Absent with Notification					
Milburn Stone	√	+	+	+	+	+
Keith Thurlow	√	+	+	+	+	+
William Ritter - Alternate	√	+	+	+	+	+
Vacant- Alternate						
Vacant- Alternate						

Motion 1 Motion by Milburn Stone to close Subdivision Application #14-1097 of Spiro and Christa Haveles to create one 0.98+/- acre front lot and one 2.06+/- acre interior lot, each to contain one existing multi-family structure – ZBA variances granted; 52 Dog Hill Road (C Haveles LLC owner); Map #130 – Lot #78; 3.04+/- total acres; Low Density Zone (plan waivers requested). Second by William Ritter. Motion carried unanimously.

Motion 2 Motion by Brian Card to approve Subdivision Application #14-1097 of Spiro and Christa Haveles to create one 0.98+/- acre front lot and one 2.06+/- acre interior lot, each to contain one existing multi-family structure – ZBA variances granted; 52 Dog Hill Road (C Haveles LLC owner); Map #130 – Lot #78; 3.04+/- total acres; Low Density Zone (plan waivers requested) with the following conditions:

- Fee-in-lieu of open space in the amount of \$6,000.00 with half to be paid upon each lot transfer;
- Sidewalks waived with the condition that a 25-foot strip from the centerline of the roadway be granted to the Town for the construction of a future snow shelf;
- Driveway maintenance agreement be put in place and reviewed by Staff and Town Attorney prior to filing of mylars;
- Correction to be made to the easement description (distance for width) for Lot #78 and to include reference to proposed Lot #78-1 and the subdivision (on file in the Town Clerk's office) as noted by Town Staff.

Second by Milburn Stone.

Roll Call Vote: Brian Card – yes; William Ritter – yes; Milburn Stone – yes; Keith Thurlow – yes. Motion carried 4-0.

Motion 3 Motion by Brian Card to dissolve Subdivision #10-459 of PSK Reality, LLC to return a 19-lot flexible subdivision to one lot; 75 Tucker District Road; 56.735 +/- acres; Rural Development Zone and relinquish the conservation easement as filed in the Killingly Land Records (Volume 1278, Page 555) and encompassing approximately 30.455 acres with the granting of the easements for the drainage and the fire protection along Tucker District Road, acknowledging that the fire protection systems are not a requirement of the property owner and that it is there for the future benefit of the fire district, and with the understanding that all legal costs and filing fees are to be borne by the subdivision owner, and that a plan depicting these items discussed will be filed with the Town. Second by William Ritter.

Motion 4 Motion by Milburn Stone to waive the rules to allow Michael Ott to speak during discussion of Motion 3. Second by William Ritter. Motion carried unanimously.

Roll Call Vote on Motion 3: William Ritter – yes; Milburn Stone – yes; Brian Card – yes; Keith Thurlow – yes. Motion carried 4-0.

Motion 5 Motion by William Ritter to open the floor to allow Dale Desmarais, Chairman of the EDC, to speak regarding the Mixed Mill Use Development District Proposed Amendments. Second by Milburn Stone. Motion carried unanimously.

KILLINGLY PLANNING & ZONING
REGULAR MEETING OF TUESDAY, JANUARY 20, 2015

ROLL CALL VOTES:

Board Members:	Attendance	6	7	8	9	10
Brian Card	√	+	+	+	+	+
Todd Nelson	Absent with Notification					
Sheila Roddy	Absent with Notification					
Milburn Stone	√	+	+	+	+	+
Keith Thurlow	√	+	+	+	+	+
William Ritter - Alternate	√		+	+	+	+
Vacant- Alternate						
Vacant- Alternate						

Motion 6 Motion by Brian Card to move Item:

IX. NEW BUSINESS
D. Subdivisions

- Subdivision Application #15-1098 of Robert Uva for two residential lots; 185 Geer Road; Map #163 – Lot #12; 6.4+/- total acres; Rural Development Zone: **The applicant requests that the preliminary review be held this evening. Receive, and if the application is complete, decide on a site walk and/or public hearing and schedule for Tuesday, February 17, 2015**

to after Item:

VIII. UNFINISHED BUSINESS
E. Other

- Mixed Mill Use Development District Proposed Amendments – Ralph Wilmer, FAICP, VHB - (review/discussion/action)

Second by Milburn Stone. Motion carried 3-0. William Ritter had stepped out of the room for a moment.

Motion 7 Motion by Brian Card to receive Subdivision Application #15-1098 of Robert Uva for two residential lots; 185 Geer Road; Map #163 – Lot #12; 6.4+/- total acres; Rural Development Zone and schedule public hearing for Tuesday, February 17, 2015, 172 Main Street, Second Floor, 7:00 pm. Second by William Ritter. Motion carried unanimously.

Motion 8 Motion by Brian Card to move Item:

IX. NEW BUSINESS
E. Other

- Request dated January 13, 2015 from Thomas Dziki for discussion of Section 555 - Multi-Family Development regulations - (review/discussion/action).

to after Item:

IX. NEW BUSINESS
D. Subdivisions

- Subdivision Application #15-1098 of Robert Uva for two residential lots; 185 Geer Road; Map #163 – Lot #12; 6.4+/- total acres; Rural Development Zone: **The applicant requests that the preliminary review be held this evening. Receive, and if the application is complete, decide on a site walk and/or public hearing and schedule for Tuesday, February 17, 2015** which had been moved up on the Agenda.

Second by William Ritter. Motion carried unanimously.

Motion 9 Motion by Milburn Stone to schedule public hearing to consider the zoning changes for the area between I-395 Exit 93 and Soap Street from existing PBO and MD to VC excluding the two bank properties (Savings Institute and Jewett City Savings Bank). Second by William Ritter. Motion carried unanimously.

Motion 10 Motion by Brian Card to approve the Minutes of Regular Meeting of December 15, 2014. Second by William Ritter. Motion carried unanimously

KILLINGLY PLANNING & ZONING
REGULAR MEETING OF TUESDAY, JANUARY 20, 2015

ROLL CALL VOTES:

Board Members:	Attendance	11	12	13
Brian Card	√	+	+	+
Todd Nelson Absent with Notification				
Sheila Roddy Absent with Notification				
Milburn Stone	√	+	+	+
Keith Thurlow	√	+	+	+
William Ritter - Alternate	√	+	+	+
Vacant- Alternate				
Vacant- Alternate				

Motion 11 Motion by Brian Card to approve request dated January 13, 2015 from Robert Uva for partial bond release for work completed on the private common driveway known as Cindy Way off Cook Hill Road retaining \$20,000.00 for Cindy Way, and also retaining the E&S control for Lots 5 and 6. Second by William Ritter. Motion carried unanimously.

Motion 12 Motion by Milburn Stone to elect the same slate of Officers: Keith Thurlow – Chairman; Brian Card – Vice Chairman; Sheila Roddy - Secretary. Second by William Ritter. Motion carried unanimously.

Motion 13 Motion by William Ritter to adjourn at 10:20 pm. Second by Milburn Stone. Motion carried unanimously.