



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

MONDAY – April 15, 2024

Regular Meeting – HYBRID MEETING

7:00 PM

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

MINUTES

THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.

GO TO WWW.KILLINGLY.ORG AND CLICK ON FACEBOOK LIVE AT THE BOTTOM OF THE PAGE.

RECEIVED
TOWN CLERK, KILLINGLY, CT
2024 APR 18 PM 4:15
Elizabeth M. Wilson

I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:11 p.m.

ROLL CALL – Michael Hewko, Virge Lorents, John Sarantopoulos, Matthew Wendorf, Keith Thurlow.
Brian Card was absent with notice.

Staff Present – Ann-Marie Aubrey, Director of Planning & Development; Jonathan Blake, Planner I/ZEO; Jill St. Clair, Economic Development Director.

Also Present – Ulla Tiik-Barclay, Town Council Liaison; J.S. Perreault, Recording Secretary.
There were five additional people present in the audience.

Present via Online – None.

II. **SEATING OF ALTERNATES** – Michael Hewko was seated as a Voting Member for this meeting.

III. **AGENDA ADDENDUM** – None.

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)

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.killingly.org.

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 2634-571-4678 when prompted.

- **Ed Grandelski**, Upper Maple Street, Town Council Member, commented that he wishes that more people would attend and take the opportunity to participate in meetings, especially the workshops.
- **Kenneth Peterson**, 25 Stearns Street, commented about noise from his neighbor's children's dirt bikes which continues even though he asked for it to stop. He and his wife contacted the Planning & Zoning Office and the Town Manager's Office. Mr. Peterson referred to the Noise Ordinance and stated that he found nothing regarding recreational vehicles being exempt, but it does say that the Ordinance will be enforced if the noise degrades a citizen's quality of life. He explained that the dirt bikes are riding about 30 yards from his house and that none of the properties have the acreage to create a buffer zone against such noise which he feels is not an acceptable background noise. He asked why the Ordinance seems to be arbitrarily enforced.

V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS

Keith Thurlow explained that Ordinances are created by the Town Council which would be the Authority for Mr. Peterson to speak with regarding the noise.

VI. PUBLIC HEARINGS – (review / discussion / action)

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Keith Thurlow read aloud the above public comment and call-in information.

Mr. Blake stated that there were no call-in users.

VII. UNFINISHED BUSINESS – (review / discussion / action)

None.

VIII. NEW BUSINESS – (review/discussion/action)

1) Special Permit Application #24-1331 - Jonathan Billias (Billias Restoration, LLC); 82 Putnam Pike, GIS MAP 106; LOT 45; 0.94 acres, General Commercial Zone; Contractor's Business, Construction of a 40' x 60'; three (3) bay metal garage for personal / company use. Storage of tools and small construction equipment. Zoning Regulations 420.2.2 (Special Permitted Uses) Subsection n. (Contractor's Business), Section 470 (Site Plan, Section 700 (Special Permits). **Receive, and schedule a hearing for Monday, May 20, 2024.**

Motion was made by Virge Lorents to schedule a public hearing for Special Permit Application #24-1331 - Jonathan Billias (Billias Restoration, LLC); 82 Putnam Pike, GIS MAP 106; LOT 45; 0.94 acres, General Commercial Zone; Contractor's Business, Construction of a 40' x 60'; three (3) bay metal garage for personal / company use. Storage of tools and small construction equipment. Zoning Regulations 420.2.2 (Special Permitted Uses) Subsection n. (Contractor's Business), Section 470 (Site Plan, Section 700 (Special Permits), to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on Monday, May 20, 2024, Town Meeting Room, 2nd Floor, 172 Main Street, at 7:00 p.m.

Second by Matthew Wendorf. No discussion.

Motion carried unanimously by voice vote (5-0-0).

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

1) Workshop Meeting Minutes – MARCH 18, 2024.

Motion was made by Virge Lorents to approve the Workshop Meeting Minutes of March 18, 2024, as presented.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (4-0-1). Matthew Wendorf abstained as he had not attended that meeting.

2) Regular Meeting Minutes – MARCH 18, 2024.

Motion was made by Virge Lorents to accept the Regular Meeting Minutes of March 18, 2024, as presented.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (4-0-1). Matthew Wendorf abstained as he had not attended that meeting.

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

1) Election of Officers – Chair, Vice-Chair, Secretary

- * Current Chair turns the meeting over to the Director
- * The Director goes through the election process
- * Once new officers are chosen Director turns the meeting over to the new Chair

Ann-Marie Aubrey opened the floor for nominations for Chair, Vice-Chair and Secretary. She explained that nominations could be done individually or by nominating the current slate of Officers.

Motion was made by John Sarantopoulos to nominate/elect the current slate of Officers: Keith Thurlow – Chair; Brian Card – Vice Chair; Virge Lorents – Secretary.

Second by Michael Hewko.

Discussion:

- There were no other nominations.
- Keith Thurlow and Virge Lorents accepted their nominations. Brian Card was absent.

Motion carried unanimously by voice vote (5-0-0).

2) Continuation of Workshop re: Planned Residential Development, Site Plan, Special Permit, etc.

Mr. Blake asked that the Commission Members review the Draft Regulations and to submit comments or questions to Staff so that they can incorporate them into the Draft for the next meeting.

3) Workshop Schedule – Schedule another workshop for MONDAY, MAY 20, 2024 @ 6:00 pm to continue the discussion of the proposed revisions to the zoning regulations.

Next Workshop was scheduled for Monday, May 20, 2024 at 6:00 p.m.

XI. CORRESPONDENCE

1) Zoning Practice – April 2024 Editions

XII. DEPARTMENTAL REPORTS – (review/discussion/action)

A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)

Mr. Blake reported that the ZBA met and approved a variance for the old VFW property on Mechanic Street, converting it to housing (ADA accessible units).

- B. Inland Wetlands and Watercourses Agent's Report**
Mr. Blake reported that the IWWC had met.

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

Jill St. Clair reported on recent and upcoming activities of the EDC.

XIV. TOWN COUNCIL LIAISON REPORT

Ulla Tiik-Barclay reported on the recent Town Council Meeting.
There was discussion regarding the Interim Director for the NDDH.

XV. ADJOURNMENT

Motion was made by Matthew Wendorf to adjourn at 7:28 p.m.
Second by Virge Lorents. No discussion.
Motion carried unanimously by voice vote (5-0-0).

Respectfully submitted,

J.S. Perreault
Recording Secretary