



TOWN OF KILLINGLY

RECEIVED
TOWN CLERK, KILLINGLY, CT

PLANNING & DEVELOPMENT OFFICE

172 Main Street, Killingly, CT 06239

Tel: 860 779-5311 Fax: 860 779-5381

2022 JUL -1 AM 8:18

Elizabeth M. Wilson

MEMORANDUM

TO: Elizabeth Wilson, Killingly Town Clerk
FROM: Ann-Marie L. Aubrey, Director of Planning and Development
DATE: July 1, 2022
SUBJECT: Zone TEXT Change Ap #22-1294 – Rosemary & Thomas C. Clarie et als; proposed text amendment to the TOK Zoning Regulations regarding permitted uses, and requirements of the **Business Park District** re: Intent, General Requirements, Special Permitted Uses; Interior Circulation; Landscaping and Screening; replace Exemptions with Concept Plan Optional; Concept Plan; & Dimensional Requirements.

AMA

In accordance with Connecticut General Statutes Section 8-3(a) the Killingly Planning and Zoning Commission notifies you that the Commission will hold a public hearing on the following:

Zone TEXT Change Ap #22-1294 – Rosemary & Thomas C. Clarie et als; proposed text amendment to the TOK Zoning Regulations regarding permitted uses, and requirements of the **Business Park District** re: Intent, General Requirements, Special Permitted Uses; Interior Circulation; Landscaping and Screening; replace Exemptions with Concept Plan Optional; Concept Plan; & Dimensional Requirements.

A copy of the proposed Zoning TEXT Change is attached for your use.

The public hearing is scheduled for:

MONDAY, JULY 18, 2022 @ 7:00 pm
Town Meeting Room
Second Floor, Killingly Town Hall
172 Main Street, Killingly, CT 06239

All interested parties are urged to attend and be heard. If attending in person, your written testimony will be accepted up and through the close of the public hearing. If unable to attend in person, public comments can be emailed to publiccomment@killinglyct.gov, or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239. If mailed, or e-mailed, all public comment must be received prior to 2:00 pm the day of the hearing.

The application file is available for review at the Planning and Development offices at the above address during our regular business hours; Monday, Wednesday, Thursday 8:00 am to 5:00 pm; Tuesday 8:00 am to 6:00 pm and Friday 8:00 am to 12:00 pm (noontime). Any inquiries or questions can be directed to the Planning and Development Office at 860-779-5311; voicemail is available after our normal business hours.

Please post this notice for public notification a minimum of 10 days before the scheduled public hearing, excluding the day of posting and the day of the hearing. Please do not remove this posting until after the public hearing on TUESDAY, July 19, 2022. Thank you.

Visit us at: www.Killinglyct.gov

This institution is an equal opportunity provider and employer.

Attachment 2

Proposed Text Amendment Language to Town of Killingly Zoning Regulations

[proposed text shown is underscored; text to be deleted is shown in ~~strikeout~~]

Section 436.1 – Intent

The intent of the Business Park District is to ~~provide facilities for business consistent with a master plan and restrictions, resulting~~ provide areas which allow the establishment of business uses subject to standards that result in the creation of a physical environment that promotes consistency with community goals, efficient business operations, human scale and values, and compatibility with the natural environment. A Business Park District may be located adjacent to, or nearby, residential districts. Therefore, all uses located within this district shall be clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, and glare. In addition, such uses, including related storage, shall be operated entirely within enclosed structures (except for docking areas necessary for receipt of multiple deliveries or as otherwise noted).

Section 436.2 – General Requirements

- g. Any parcel in the BP District to be used must provide a direct access way to a road or street, including through, but not limited to, an easement. Any application to the commission for a proposed use within the business park district on land situated between any public road or street or a previously approved private access way and the remaining land in the business park district shall provide a defined right of way over the land area owned in whole or in part by the owner or the owner's applicant to the remaining land in the business park district. Such right of way access way shall have a minimum width of sixty feet or such width specified by the commission. Said right of access way shall may permit the future installation of all utilities including, but not limited to, sanitary sewer lines, public water, electric, natural gas, communication cables and storm water drainage structures and lines. The location of such right of way shall be approved by the commission. Such access way is subject to approval of the Commission.

Section 436.3 – Special Permitted Uses

- i. ~~Wholesale warehouses and distribution centers, provided they are clearly secondary and supplemental to a research or development primary use, have a gross floor storage area of forty thousand (40,000) square feet or less, and are located at least seven hundred fifty (750) feet from the boundary line of any residential district or any residential use.~~

Warehouses and Distribution Centers, subject to the following standards:

1. Shall be located at least 150 feet from the boundary of any residential district or residential use.
2. Shall have controlled gate access for warehouse and distribution vehicular traffic, though employee traffic for parking purposes shall not require gate access.
3. Outdoor storage of trailers may be provided; however, this area must be landscape screened in accordance with § 436.4.3 from abutting uses if they differ in zoning or a use not provided within the Business Park District
4. Permitted accessory uses include the overnight parking and/or storage of trailers and vehicles used in the conduct of the business; ancillary maintenance and refueling of vehicles used in the conduct of the business; customer pick-up; and retail sales area not to exceed 20% of the total gross floor area of the primary use;
5. All goods and products stored or packaged in the warehouse and distribution center shall be indoors except for those items that are stored within a trailer outside of the warehouse and distribution center. No packaging of goods shall be allowed outside of the warehouse and distribution center.
6. Truck loading docks shall not be located on the street facing side of the building or be located on the building side that abuts a residentially zoned parcel without adequate landscape buffer and screening in accordance with § 436.4.3.
7. All outdoor lighting shall be night sky compliant.
8. The Commission may, at its discretion, hire a third-party consultant, also acceptable to the applicant, to aid the Commission in its review of any proposed facility. The fees charged by the third-party consultant shall be borne by the applicant.

Section 436.4.2 – Interior Circulation

~~The BP District shall be served by an internal roadway system. Such roads shall, at a minimum, comply with the Town standards for “local street”. The Commission may, in its discretion, designate such roads as “access” or “through” streets as defined in the Town’s Subdivision regulations if such standards are warranted by the volume of traffic and type of use proposed.~~ Interior circulation shall provide for the safe movement of vehicles, delivery trucks and pedestrians. Truck delivery routes shall be indicated by signage, pavement marking or other method. Access to commercial delivery points shall be segregated from general public traffic. Provisions for the safe movement of pedestrians between buildings and from buildings to parking areas shall be provided.

- a. Bicycle/pedestrian pathways a minimum of six (6) feet in width ~~are to~~ may be provided along the interior roadway system. Said width may be expanded by the commission to ten (10) feet or to conform with standards of the National Park Service then in effect. The bicycle/pedestrian pathways need not be located adjacent to such roadways. Lots not served by sidewalks ~~shall~~ may be served by bicycle/pedestrian pathways. Sidewalks and bicycle/pedestrian pathways shall be constructed simultaneously with the roadways and shall may provide continuous circulation from one lot to another. Sidewalks and bicycle/pedestrian pathways shall be illuminated to provide safety and security for their users. Any lighting used shall be shielded or diffused so as to reflect light away from abutting traffic and to prevent skyward glare.

Section 436.4.3 Landscaping and Screening

- b. ~~All trucks in excess of a one-ton carrying capacity shall be parked in rear or side yards and screened from view from adjacent properties or any public roads or rights-of-way in accordance with Planning and Zoning Commission requirements. No trucks in excess of a one-ton carrying capacity may be parked in any street yard regardless of screening. Truck parking associated with wholesale warehouses and distribution centers shall be a minimum of seven hundred fifty (750) one hundred~~ fifty (150) feet from any residential district boundary or from any residential use. All trucks in excess of a one-ton carrying capacity shall be sufficiently screened from view from adjacent properties or any public roads or rights-of-way.

Section 436.6.1.b – Exemptions Concept Plan Optional

The Concept Plan is not required ~~when the Site plan submitted with a Special Permit application includes all proposed use and development in the entire BP District~~ but may be submitted by an applicant who seeks to develop all property in the entire BP District.

Section 436.6.2.a – Concept Plan

If no concept plan has been approved for a BP District, and the Site plan does not include proposed development for the entire BP District, a Concept Plan ~~must~~ may, but is not required to, be submitted with the Special Permit application(s) for a proposed use or uses. The Commission shall act on the Concept Plan prior to acting on the Special Permit application(s).

Section 450. Dimensional Requirements

...

******Office buildings, ~~and~~ research and development buildings, and warehouses and distribution centers may have a maximum of sixty (60) feet or a height sufficient to accommodate four (4) stories in accordance with industry standards, whichever is greater, with the approval of the Planning and Zoning Commission. When a structure exceeds fifty (50) feet in height, all required yards shall be increased by five (5) feet for each additional one (1) foot in building height above fifty (50) feet.**