



TOWN OF KILLINGLY

PLANNING & DEVELOPMENT OFFICE

172 Main Street, Killingly, CT 06239

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

MEMORANDUM

TO: Elizabeth Wilson, Killingly Town Clerk
FROM: Ann-Marie L. Aubrey, Director of Planning and Development
DATE: September 18, 2019
SUBJECT: Planning and Zoning Commission – Zone TEXT Change Application #19-1211; under Article IX, Section 900 Amendments; Town of Killingly Zoning Regulations; Adaptive Re-Use of an Agricultural Building; under Rural Development Section 410.1.2q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone; Section 410.3.2.m (Special Permit).
This is a new section under each of the previously mentioned districts which allows for the re-use of agricultural buildings which are no longer in use.

PROCESSED
TOWN CLERK'S OFFICE
SEP 19 2019

2019 SEP 19 PM 4:32
AMMA

In accordance with Connecticut General Statutes Section 8-3(d) the Killingly Planning and Zoning Commission notifies you that the Commission has **approved** – Zone TEXT Change Application #19 1211; under Article IX, Section 900 Amendments; Town of Killingly Zoning Regulations; Adaptive Re-Use of an Agricultural Building; under Rural Development Section 410.1.2q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone; Section 410.3.2.m (Special Permit).

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A COPY OF THE APPROVED LANGUAGE IS ATTACHED HERETO FOR POSTING.

The decision legal notice was published in the Norwich Bulletin on Thursday, September 19, 2019. In accordance with state statutes, a fifteen (15) day appeal period commenced on that date. **The appeal period will end at the end of the business day on FRIDAY, OCTOBER 4, 2019. Provided no appeal is taken; the approved text change, with all edits, will become effective on MONDAY, OCTOBER 21, 2019 at 12:01 am.**

If appealed, and there is a positive finding of the court in favor of the Town of Killingly (i.e. the court upholds the zone text change), the Zone text change will become effective immediately upon the publication of the court's decision.

Any inquiries or questions regarding the zone text change can be directed to my attention at 860-779-5311. Thank you for your consideration.

cc: Mary T. Calorio, Town Manager (email)
Tracy Bragg, Building Official (email)

Jonathan Blake, Planner I (email)
Randy Burchard, Fire Marshal (email)

Diane Guertin, Adm. Secretary (email)
David Capacchione, Town Engineer (email)
Elsie Bisset, Dir. Economic Dev. (email)
Paul Hopkins, ATM/Tax Assessor (email)

Pat Colburn, Adm. Secretary (email)
Gary Martin, Asst. Town Engineer (email)
Mary Bromm, Comm. Dev. Adm. (email)
Connie Peterson, Asst. Tax Assessor (email)

NOTE: PLEASE KEEP THIS MEMORANDUM POSTED UNTIL MONDAY, OCTOBER 7, 2019. THANK YOU.

Proposed Adaptive Re-Use of an Agricultural Building

Add Section 410.1.2.q Rural Development (Special Permit Use)

Add Section 410.2.2.o Low Density Zone (Special Permit Use)

Add Section 410.3.2.m Medium Density Zone (Special Permit Use)

Adaptive Re-Use of an Agricultural Building

Intent

The adaptive re-use of existing agricultural/farm buildings allows for low impact development of and preservation of these culturally significant buildings. The re-use, and rehabilitation, of these buildings should be done in such a manner to preserve the exterior characteristics of the buildings relating to their former agricultural/farm uses. The re-use of these buildings allows property owners to offset the cost to maintain these buildings, so these buildings are not lost to time.

Requirements

- The agricultural/farm buildings, for adaptive re-use, are limited to barns, coops and stables;
- The agricultural/farm building must be in existence on or before the effective date of this regulation;
- There shall be no change in the foot print of the building, the footprint must remain the same;
- The property owner must provide documentation to the commission that the building was in existence prior to these regulations, and the use was at one time agricultural/farm related;
- If the building must be renovated, it must be renovated to preserve the exterior characteristics of the buildings prior agricultural/farming use;
- Prior to any new business occupying the building, the new business shall be required to apply for a special permit with the landowner as a co-applicant;
- The number of businesses occupying any one building shall be solely determined by the Planning & Zoning Commission;

Limited Uses

- Home Occupation, outside the confines of the dwelling (must meet all other requirement of Home Occupation (Section 595)).
- Business and Professional Office.
- Shop and/or Storage Space for Electricians, Plumbers, Carpenters and Craftsperson's.
- General Storage; expressly excluding hazardous, flammable, and combustible materials.

Landscaping, Screening, & Aesthetics

- Where an adaptive re-use adjoins a residential zone, a buffer strip of at least 20 feet in width containing a planted screening shall be provided (See Article III. Definitions, "planted screening").
- The site plan of the real estate shall show the means by which the applicant will minimize the impact of vehicular traffic on the surrounding neighborhood.
- The Commission may establish limits on the hours of operation, number and type of vehicles, and such other conditions as may be necessary to minimize the impact of the proposed activity on the surrounding residential areas.
- Dark sky compliant lighting shall be provided for any new lighting fixtures.
- Outdoor Storage is expressly prohibited.
- Exterior Signs are limited to 6 square feet per building.
- In the interest of low impact development and maintaining existing characteristics, gravel parking may be permitted with the approval of the Town Engineer.
- The structure shall meet all current fire codes and building safety codes.