



# 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 Aubrey, Director of Planning and Development  
**DATE:** SEPTEMBER 5, 2019  
**SUBJECT:** Zone (Text) Change Application #19-1211; Proposed Adaptive Re-Use of an Agricultural Building; under Rural Development, Section 410.1.2.q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone, Section 410.3.2.m (Special Permit); by Pine Hill Farm, LLC.

In accordance with Connecticut General Statutes Section 8-3(a) the Killingly Planning and Zoning Commission notifies you that the Commission will consider **Zone (Text) Change Application #19-1211; Proposed Adaptive Re-Use of an Agricultural Building; under Rural Development, Section 410.1.2.q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone, Section 410.3.2.m (Special Permit); by Pine Hill Farm, LLC.**

**A copy of the proposed Zoning (Text) Change is attached for your use.**

**A public hearing has been scheduled for:** **MONDAY, SEPTEMBER 16, 2019 @ 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. Written testimony will also be accepted up through the close of the public 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).

Please note that word and/or editing changes, if any, to the proposed text may be suggested for and made to the text up to the close of the hearing, and there will be no further advertisement of those word and/or editing changes until the decision of the Planning Zoning Commission is published.

**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 MONDAY, SEPTEMBER 16, 2019. Thank you.**

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.

TOWN CLERK: KILLINGLY, CT

2019 SEP -6 AM 11:11

Elizabeth M. Wilson

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### **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.