



TOWN OF KILLINGLY

PLANNING & DEVELOPMENT OFFICE

172 Main Street, Killingly, CT 06239

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2019 APR 29 AM 8:42

Elizabeth M. Wilson

MEMORANDUM

TO: Elizabeth Wilson, Killingly Town Clerk
FROM: Ann-Marie Aubrey, Director of Planning and Development
DATE: APRIL 29, 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, MAY 20, 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, MAY 20, 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.

Visit us at: www.Killinglyct.gov

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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, provided:

- a. The agricultural building must have existed on or before the effective date of this regulation (Month Day, Year). The applicant must document the previous agricultural use.
- b. The adaptive re-use of an agricultural building shall not:
 - a. Detract from the character of the lot or the neighborhood,
 - b. Create a conflict of such use with the surrounding residential uses, or
 - c. Negatively affect residential property values.
- c. The Adaptive Re-Use of the Agricultural Building shall be a permitted or specially permitted use in the zone in which it is located.
- d. No outside storage
- e. 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”).
- f. The application shall show measures taken to minimize the impact of vehicular traffic on the surrounding neighborhood.
- g. 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.
- h. Parking shall be in compliance with Section 530 (Off Street Parking & Loading).
- i. Dark sky compliant lighting shall be provided for any new lighting fixtures.
- j. Exterior Signs are limited to 6 square feet per building.
- k. The re-use of the building may be by the landowner, or a third party.
- l. Neither flammables nor combustibles will be allowed.