



# TOWN OF KILLINGLY

PLANNING & DEVELOPMENT OFFICE

172 Main Street, Killingly, CT 06239  
Tel: 860 779-5311 Fax: 860 779-5381

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Elizabeth M. Wilson

## MEMORANDUM

**TO:** Elizabeth Wilson, Killingly Town Clerk  
**FROM:** Ann-Marie L. Aubrey, Director of Planning and Development *AMA*  
**DATE:** JANUARY 19, 2024  
**SUBJECT:** Zone TEXT Change Appl # 24-1329; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density.  
(NOTE: Edits, if any, may be suggested, and made, to the proposed text up to the close of the hearing. There will be no further advertisement of those edits until the decision of the PZC is published.)

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 Appl #24-1329**; Lake Apartments, LLC; Zone TEXT Change – revision to multi-family zoning requirements for clarification purposes for density.

(NOTE: Edits, if any, may be suggested, and made, to the proposed text up to the close of the hearing. There will be no further advertisement of those edits until the decision of the PZC is published.)

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

The public hearing is scheduled for: **TUESDAY, FEBRUARY 20, 2024 @ 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](mailto:publiccomment@killinglyct.gov), or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239. If mailed, or e-mailed, all public comments 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 WEDNESDAY, FEBRUARY 21, 2024. Thank you.**

Visit us at: [www.Killinglyct.gov](http://www.Killinglyct.gov)

This institution is an equal opportunity provider and employer.

## SECTION 555 MULTI-FAMILY DEVELOPMENT

Multi-Family development may be allowed in the LD, MD and Residential High (Boro) zones only by Special Permit.

### Multi-Family development standards:

1. Public water and sewer must be used.
2. The property shall meet the minimum lot size and frontage for the zone in which the development is proposed, and shall not exceed the maximum lot size allowance as established in the definition of Multi-Family Development.

3. ~~Multi-family development shall comply with the underlying zone lot coverage and height requirement.~~

Lot coverage in a multi-family development shall not exceed the following:

- 30% in Low Density Zone
- 35% in Medium Density Zone
- 40% in Residential High (Borough) Zone

Maximum building heights shall comply with the requirements of the underlying zone.

4. Multi-family developments shall comply with the minimum setbacks as established for the underlying zone. ~~Principal structures within the development shall be separated by not less than forty 40 feet.~~ The minimum distance between principal buildings shall be based on minimum fire code requirements.
5. Multi-family developments shall comply with off-street parking design and ratio.
6. Multi-family development driveways shall be owned and maintained by the property owner(s). Said drives shall be constructed to Town standards, as amended, and shall meet the design requirements of Section 530.2.
7. Driveway curb-cuts shall be located along the lot frontage so as to maximize public safety. The Planning & Zoning Commission shall have the discretion to modify driveway location if in its opinion a proposed driveway location is unsafe.
8. Side and rear yards shall be established as planted buffers to provide privacy between the multi-family development and abutting properties.
9. As a Special Permit provision, sidewalks may be required to interconnect the project main entrances, parking areas, Community facilities and the road(s) where the frontage is (are) calculated. A pedestrian circulation system must be so designed wherever possible for separation between pedestrian and vehicular traffic. All such walks shall be designed and built as handicap accessible.

TEXT CHANGE AMENDMENT – Application #24-1329 (Section 555 – Multi-Family Development)

Blue Text – Deleted

Red Text - New

The Commission may require that existing walks on a subject property be upgraded or improved. Where sidewalks are to be repaired or constructed they shall meet or exceed town standard as amended.

10. Multi-family densities shall be determined in accordance with the ~~requirements of the underlying zone. (LD, MD, RH-B)~~ **maximum coverage requirements contained herein.**
11. Structures within the Multi-family development shall be externally marked or identified. Exterior unit identification (or directories) also shall be provided as necessary and shall be externally lighted.
12. Solid waste receptacles shall be provided on-site, and shall be screened from the view from the street giving access, and abutting properties. Provisions shall be made for the collection of separated wastes, as required by Town ordinance.
13. All Multi-family housing developments shall be designed so as to require minimal earth grading. Final designs shall permit direct and rapid access and alternate access by emergency response vehicles and personnel.
14. Driveways and parking areas shall be lighted. Lighting shall be shielded to prevent direct glare into streets and onto abutting properties.
15. The developer shall furnish such performance bond or bonds that may be determined by the Planning and Zoning Commission to assure performance in the construction of public utilities, and other facilities in accordance with the approved plan and to protect the public interest in the event of abandonment of the project by the developer.
16. Utilities in a Multi-family housing development shall be installed underground where practical.
17. Principal buildings within a Multi-family housing development shall be coordinated in terms of architecture colors texture and scale.

Effective date August 16, 1989