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February 20, 2024

Mr. Jonathan Blake, ZEO
Town of Killingly Town Hall
172 Main Street
Killingly, CT 06239

Re: Proposed Text amendment to Section 555 – Multi-Family Development

Jonathan;

I've been contacted by a couple of clients regarding the referenced Text Amendment for Multi-Family Development Regulations. We offer the following suggestions and comments:

SECTION 555 MULTI-FAMILY DEVELOPMENT

Multi-Family development may be allowed in the LD, MD and Residential High (Boro) zones only by Special Permit. **What about pre-existing multi-family in RD?**

1. Public water **or a Public Water System regulated by the State of Connecticut** and sewer **or a septic system approved by the department of health and/or State of Connecticut** 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.

- **Should existing developed multi-family lots be exempt from frontage requirements?**
- **Should lot size be increased to greater than 5 acres?**

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. **OK**

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 structures 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.

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.

The following properties currently developed as multi-family uses in the RD Zone shall be considered for additional development in accordance with these regulations:

130 Cranberry Bog Road	Map 204/Lot 1
41 Hubbard Hill Road	Map 223/Lot 16

Due to a previous meeting commitment, I am unable to attend the February 20, 2024 meeting to participate in the discussion on this regulation modification, but wanted to submit this for consideration. Please feel free to contact me to discuss or if there are any questions

Normand Thibeault, Jr.

Normand Thibeault, Jr., P.E.