

KILLINGLY ECONOMIC DEVELOPMENT COMMISSION

Special Joint Meeting with Planning & Zoning Commission
Tuesday, April 7, 2015, 7:00 PM
Killingly Town Hall
Conference Room 102
172 Main Street
Killingly, CT



Dale Desmarais, Chairman, called the meeting to order at 7:03 PM.

1. Roll Call:

Members Present were Dale Desmarais, Rand Joly, and Mark Tillinghast.

Others Present: Linda Walden, Director of Planning & Development, Keith Thurlow, Chairman, Planning & Zoning Commission, Sheila Roddy, Milburn Stone, Todd Nelson, Jo-Ann Perreault, Recording Secretary, Planning & Zoning Commission and Elsie Bisset, Economic Development Director.

2. Citizen's Participation – None

3. Mill Mixed Use Development District – Draft Regulations Review & Edit

Keith Thurlow began an overview; most properties are in demolition mode. How do we want to go through this? Simplify but open, not restrictive, as conditions of mills have deteriorated.

Motion by Todd Nelson to open the meeting to all in attendance, Sheila Roddy **seconded**, Voice Vote, both commissions' members. **All in Favor**. Began going through the draft from 12-11-14 which was given out for the January 2015 joint meeting. Going through section by section. Anthony Simpson, owner of former Prym Mill commented that the regulations shouldn't be restrictive. All in agreement with first section Intent. General Requirements section, discussion on sub-dividing. The EDC memo from January 7, 2015 was read with the recommendation, to the Planning & Zoning Commission. Discussion on ways to be sure that the clean-up/demolition is completed while new construction takes place on the developable land. Anthony stated if the property has Areas of Concern (AOC's) then DEEP won't allow the land to be subdivided. Milburn's point is to encourage making these sites economically attractive and producing revenues while protecting the town from unsafe eyesores. Consensus is to request research by Bill St. Onge, Town Attorney, to see what options there are for controls regarding sub-divisions of these properties.

Discussion on automotive repair. Linda Walden stated it has to have a repair license from the state and the state required a public hearing so it would have to be special permit. Will add that to special permit uses.

Anthony asked about vehicle wash as a use. Auto repair maintenance/wash including commercial truck agreed by consensus to be special permit.

Add museums in allowed uses. Add warehousing & storage to allowed uses. Add pet kennels and dog day care by special permit. Wholesaling and related storage may cover cross docking added as allowed uses. Automotive retail is special permit. Retail uses with outdoor display is special permit. Discussion of recycling, car parts or junkyard.

Stores for retail trade and related storage are allowed in GC, if outside display then make it special permit. Greenhouses and nurseries with outside storage are special permit.

Section on performance and compatibility standards: compatibility is giving the commission the leeway to say if the structures or uses are compatible. None of these former mill properties are listed on the National Register.

Design section: last time this was discussed it was suggested that the façade front is the wall which is facing a public street is the one which should have replicated the style of the former structure. Discussion followed on how to balance between aesthetics with new development, as some existing structures aren't architecturally significant. **Motion** by Sheila Roddy to maintain the design section with the 6 points as is. **Seconded** by Todd Nelson. Discussion on the details of this section. **Voice Vote of P&Z members, was 2-yes, 2-no. Motion failed.** **Motion** by Sheila Roddy to adopt the design section with a change to include that architectural styling applies to the walls visible from public view. **Seconded** by Todd Nelson. **Voice Vote 3-1 in favor. Motion approved.**

Access & traffic: consensus is that this section is fine.

Nuisance avoidance: consensus to eliminate #7 and on #9 add ceilings and floors.

Lighting: this section is good as is.

Residential use restriction: consensus that this section is good as is.

Waste disposal: eliminate trash removal and compaction in #2. #1 should be to eliminate masonry for enclosures.

Landscaping: #6 change minimum of 5 gallons to 2 gallons. K 1. B. omit masonry walls, use screened visual barrier walls

Discussion of landscaped islands and raised curbs: Dale and Keith talked about how this is so hard with this winter and plants are ruined and curbs are damaged. It would be practical to change this section to talk more about trees around the sides of the parking lots instead of so many islands. Also say, to the maximum extent feasible, consideration given to area for snow storage. Don't say plowing requirements, say must have an area for snow storage.

Motion by Todd Nelson to request that staff draft the changes discussed up to now. Section 445.5.1- Medical and/or Biological Research, to be reviewed at the next regular meeting of the P&Z Commission. **Seconded** by Milburn Stone. Voice Vote. **All in Favor.**

Motion to adjourn P&Z at 10:05 PM by Todd Nelson. **Seconded** by Milburn Stone. **All in favor.**

Motion to adjourn EDC at 10:06 PM by Rand Joly. **Seconded** by Mark Tillinghast. **All in favor.**

Respectfully submitted,



Elsie Bisset
Acting Recording Secretary