

September 20, 2021

Killingly Planning & Zoning Commission

Killingly Town Hall

172 Main Street

Killingly, CT 06239

RECEIVED
SEP 20 2021

RE: Zone Change Application #21-1271

PLANNING & ZONING DEPT.
TOWN OF KILLINGLY

Dear Commission Members,

First, I would like to say that I am not one to try to keep anyone from the ultimate use of their property. On the surface the subject property would seem an appropriate consideration for the General Commercial zone. It has frontage on a state highway, potential access to an interstate, and it has a history of commercial activity. That being said, some properties are better suited for certain uses than others.

A few things to consider about this application:

It appears that the applicant's justification for this zone change would be because there is an existing gravel removal operation on the property and has been for many years. But, the existing gravel bank, which could be considered a commercial use, is temporary and limited in nature; at some point the gravel will be removed and the activity will end. This is a use allowed in the current zone, I would think, because of that very aspect. Whereas a change in the zoning designation would be of a more permanent nature that could have a greater long-term disruption to neighboring residential properties.

The subject parcel, although large in area, has limited points of access. There are only three 50' wide access strips located on two state roads as a viable means of access to the property. And, although there is an area of road frontage of a few hundred feet located on Snake Meadow Road near the Route 695 underpass, the access from this to the bulk of the property narrows to less than 30 feet along a residential property.

Any access driveways or roads from Snake Meadow Road through these areas would require crossing Norton Brook to access the property.

Snake Meadow Road is a state highway, therefore, any new commercial driveways or roads would require CTDOT review and approval. The access strips were created in connection with a residential subdivision, can they meet commercial standards for access?

As there is no town road into the land at this point in time, the access to the property would have to be over a privately owned strip of land located between residential properties. What kind of impact would this have on the neighbors? How do you provide the required 25 foot buffers between the driveway and the neighboring residential properties?

If you create a town road within the 50 foot access strip will the neighboring residential structures be able to meet the required street line setback of 75 feet?

Does this property have access to the infrastructure (sewer, water, gas, etc.) that a commercial zone should have? Will the lack of these utilities limit the potential uses? Are there any plans to extend these services to the area? The Town Plan of Conservation and Development actually shows this property within an area unsuitable for future sewer expansion.

These shortfalls would indicate that the property may be only suitable for a single use. If it has only one use, regardless of parcel size, would that be considered spot zoning? Creating an isolated zone for a single future use doesn't seem appropriate.

Is this in line with the Town's Plan of Conservation and Development? (see next page)

I am not going to go into the difference between the potential environmental impacts that the different zones could have. I fully understand how that can be controlled at the time of development through preservation techniques, easements and the like. But, it is still something to consider. The established wildlife in the area would be more likely to travel through someone's yard than a parking lot to get to its destination.

I know that we can't expect to know beforehand the particular use that would take place on a property after changing the zone. It would allow for any use allowed in that zone; anything from retail outlets to restaurants to a major distribution center. It would seem to me that a properly zoned property should be able to support whatever use would be allowed and should benefit the community in the future as well as the individual at present. This one does not appear to meet that criteria.

Please take the time necessary to fully consider this application and its impacts versus its benefits before rendering a decision.

Thank you,

Paul Terwilliger, LS

63 Snake Meadow Road

GOAL

1 - To provide for the development of Killingly in a systematic approach that balances the natural environment with residential housing and business/industrial development that are appropriate in the context of the community.

POLICIES

Policy 1 – Plan and implement responsible development and re-development of the community.

P1-Action 1 – Development should be accommodated within the appropriate zoning and existing neighborhoods and should be kept to an appropriate scale and design to minimize impacts upon existing neighborhoods.

RESPONSIBLE PARTY(IES): Planning and Zoning Commission; Planning and Development Staff; Inland Wetlands and Watercourses Commission

TIME FRAME: Ongoing

P1-Action 2 – Maintain rural and limited development areas that do not have access to public utilities such as sewer and water.

RESPONSIBLE PARTY(IES): WPCA; Engineering Department; Planning and Zoning Commission; Planning and Development Staff

TIME FRAME: Ongoing

P1-Action 3 – Adopt the Borough of Danielson Zoning Regulations into the Town Zoning Regulations to provide consistency.

RESPONSIBLE PARTY(IES): Planning and Development Staff; Planning and Zoning Commission

TIME FRAME: Medium Term (4 to 6 years)

Policy 2 – Encourage and promote business development within the designated commercial and industrial areas.

P2-Action 1 – Establish guidelines that encourage businesses that fit the character of the area, i.e. smaller businesses in the downtown Danielson corridor with larger businesses in the Rout 12 / Route 101 area.

RESPONSIBLE PARTY(IES): Planning and Zoning Commission; Planning and Development Staff; Economic Development Director; Economic Development Commission

TIME FRAME: Ongoing

P2-Action 2 - Support the economic development commission to promote the economic goals of the Town through the Town's commissions.