



TOWN OF KILLINGLY

PLANNING & DEVELOPMENT OFFICE

172 Main Street, Killingly, CT 06239

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Elizabeth M. Wilson

CLARIFICATION – Change to both Town of Killingly, and Borough of Danielson Zoning Regulations

MEMORANDUM

TO: Elizabeth Wilson, Killingly Town Clerk
FROM: Ann-Marie Aubrey, Director of Planning and Development
DATE: June 3, 2016
SUBJECT: Zone (Text) Change Application #16-1139 of Westview Land Company; Section 900; to re-establish planned elderly housing regulations in both the Town of Killingly Zoning Regulations (Sections 310 & 410.3.2 & 420.2.2 & Add Section 575) and Borough of Danielson Zoning Regulations (Sections 300 & 420.2 & Change Section 575)

In accordance with Connecticut General Statutes Section 8-3(a) the Killingly Planning and Zoning Commission notifies you that the Commission will consider a Zone (Text) Change Application #16-1139 of Westview Land Company; Section 900; to re-establish planned elderly housing regulations in both the Town of Killingly Zoning Regulations (Section 310 & 410.3.2 & 420.2.2 & Add Section 575) and Borough of Danielson Zoning Regulations (Sections 300 & 420.2 & Change Section 575). A copy of the proposed zone text change is attached for your review and convenience. (four [4] pages)

A public hearing has been scheduled for: **Monday, June 20, 2016 @ 7:00 PM**
Town Meeting Room Killingly Town Hall
172 Main Street, Second Floor
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 post this notice and the proposed text change 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 June 20, 2016. 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.

Sincerely,

Ann-Marie L. Aubrey
Ann-Marie L. Aubrey
Director of Planning and Development

(attachments: 4)

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Zoning Text Amendments – Town Regulations
Westview Land Company
5/11/2016

Section 310

Add:

Planned Elderly Housing – the use of one or more multi-family structure(s) on a lot, the structure(s) specifically designed and intended for the housing or congregate housing of elderly persons, and uses accessory to the Planned Elderly Housing, excluding convalescent facilities.

Section 410.3.2

Add:

m. *Planned Elderly Housing.*

Section 420.2.2

Add:

n. *Contractor's Business, provided.....(section requires renumbering)*

o. *Planned Elderly Housing.*

Add Section 575

For purposes of this regulation, Planned Elderly Housing shall meet all federal and state guidelines pertaining to age and/or handicap requirements. The Town of Killingly may require that a deed restriction be placed in perpetuity upon the land records limiting the use of such facility to those persons as defined above.

Planned Elderly Housing is permitted as a special permit use in the GC, LD and MD zones in accordance with the following provisions:

- 1. Public sewer and water must be used.*
- 2. The development must meet the minimum lot size for the zone and may not exceed 15 acres.*
- 3. The development must comply with the zone minimum setbacks and frontage requirements.*
- 4. The development shall not exceed 45% maximum lot coverage.*
- 5. The development must comply with the Off Street Parking Design requirements; Section 530.2 as amended.*
- 6. Parking shall be provided at a rate of at least ¾ space per dwelling unit and shall not exceed 2 spaces per dwelling unit.*
- 7. The development shall comply with the maximum height requirements for the zone.*

8. *Driveways shall be privately owned and maintained unless the Planned Elderly Housing project is owned or to be owned by the Town of Killingly. Driveways shall be constructed to Town standards as amended.*
9. *Side and rear yards shall be established as planted buffers to provide privacy between the Planned Elderly Housing project and abutting properties.*
10. *Sidewalks shall be provided to interconnect the project's main entrances, parking areas, community facilities, and the road(s) where the frontage is (are) calculated. A pedestrian circulation system shall be so designed as to provide wherever possible for separation between pedestrian and vehicular traffic.*
11. *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.*
12. *Planned Elderly Housing densities shall not exceed 15 dwelling units per acre.*
13. *Building clusters shall be externally identified. Exterior unit identification or directories also shall be provided at driveway intersections and shall be externally lighted.*
14. *Accessory structures, including but not limited to adult day care and community buildings or facilities shall meet the zone setbacks.*
15. *Final designs shall permit direct and rapid access by emergency vehicles and teams.*
16. *Driveways and parking areas shall be lighted. Lighting shall be shielded to prevent direct glare on abutting properties.*
17. *Passenger pick-up and discharge areas may be provided at the main entrance of each building.*
18. *The developer shall furnish such performance bond or bonds that may be determined by the Commission to protect the public interest in the event of abandonment of the project by the developer.*
19. *Utilities in a Planned Elderly Housing development shall be installed underground where practical.*
20. *Principal buildings within a Planned Elderly Housing development shall be coordinated in terms of architecture, color, texture and scale, so as to be compatible with the surrounding neighborhood.*

Zoning Text Amendments – Borough Regulations
Westview Land Company
5/11/2016

Section 300

Add:

Planned Elderly Housing – the use of one or more multi-family structure(s) on a lot, the structure(s) specifically designed and intended for the housing or congregate housing of elderly persons, and uses accessory to the Planned Elderly Housing, excluding convalescent facilities.

Section 420.2

Add:

K. *Planned Elderly Housing.*

Change Section 575 to read as follows:

For purposes of this regulation, Planned Elderly Housing shall meet all federal and state guidelines pertaining to age and/or handicap requirements. The Town of Killingly may require that a deed restriction be placed in perpetuity upon the land records limiting the use of such facility to those persons as defined above.

Planned Elderly Housing is permitted as a special permit use in the Residential High zone in accordance with the following provisions:

- 1. Public sewer and water must be used.*
- 2. The development must meet the minimum lot size for the zone and may not exceed 15 acres.*
- 3. The development must comply with the zone minimum setbacks and frontage requirements.*
- 4. The development shall not exceed 45% maximum lot coverage.*
- 5. The development must comply with the Off Street Parking Design requirements; Section 530.2 as amended.*
- 6. Parking shall be provided at a rate of at least $\frac{3}{4}$ space per dwelling unit and shall not exceed 2 spaces per dwelling unit.*
- 7. The development shall comply with the maximum height requirements for the zone.*
- 8. Driveways shall be privately owned and maintained unless the Planned Elderly Housing project is owned or to be owned by the Town of Killingly. Driveways shall be constructed to Town standards as amended.*
- 9. Side and rear yards shall be established as planted buffers to provide privacy between the Planned Elderly Housing project and abutting properties.*

10. Sidewalks shall be provided to interconnect the project's main entrances, parking areas, community facilities, and the road(s) where the frontage is (are) calculated. A pedestrian circulation system shall be so designed as to provide wherever possible for separation between pedestrian and vehicular traffic.
11. 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.
12. Planned Elderly Housing densities shall not exceed 15 dwelling units per acre.
13. Building clusters shall be externally identified. Exterior unit identification or directories also shall be provided at driveway intersections and shall be externally lighted.
14. Accessory structures, including but not limited to adult day care and community buildings or facilities shall meet the zone setbacks.
15. Final designs shall permit direct and rapid access by emergency vehicles and teams.
16. Driveways and parking areas shall be lighted. Lighting shall be shielded to prevent direct glare on abutting properties.
17. Passenger pick-up and discharge areas may be provided at the main entrance of each building.
18. The developer shall furnish such performance bond or bonds that may be determined by the Commission to protect the public interest in the event of abandonment of the project by the developer.
19. Utilities in a Planned Elderly Housing development shall be installed underground where practical.
20. Principal buildings within a Planned Elderly Housing development shall be coordinated in terms of architecture, color, texture and scale, so as to be compatible with the surrounding neighborhood.