

Comments by RE

John LaBelle

57 Island Road

Dayville Ct

Re; Killingly Planning /Zoning Meeting

August 21,2023

Re: Dayville Proposed Retail stores on Rt 101 adjacent to Bell park.

To the members of this commission thank you for the opportunity of speaking at this meeting.

My comments are as follows:

This development is proposed to be situated adjacent to the most prominent entertainment Park in Killingly. I am concerned about the additional vehicular traffic these businesses will attract any additional hazard people turning into the property and exiting the property will present to the traffic that at times already overwhelms route 101 in this area. I am even more concerned about the additional vehicles mixing with children using Dell Park any additional hazard that will present.

I am also concerned that the granting of the right-of-way will reduce the amount of open space/usable space in Bell Park.

I am concerned that the utilization of this land runs contrary to the intention of the plan of conservation and development by the town of Killingly.

Beyond safety concerns and looking at the aesthetic features of the proposed development it pays little respect to the architecture of the surrounding area and seems to me little effort in presenting a design that is aesthetically pleasing. I realize that this commission may not have yet drawn up architectural examples as stated in the plan of development however it would seem as though it would have been more thought given to the aesthetic features of the building structures as well as the signage.

I also question as to how we can let development such as this take place in the face of the empty stores across the street as well as on route 12. Has there been no discussion about the potential opportunities those doors would present and perhaps at a lesser cost in constructing these buildings.

In addition it is a well-known fact that we have a problem with the ozone layer and every time we build a building it contributes further to its demise.

Even the American Bar Association has come out and said stop the building we use what we have from an ozone point of view.

I assure you that I would like to see the additional taxes this project would add to the tax rolls, however, I feel the issues I present are an overriding factor.

The following are excerpts from the plan of conservation and development.

KILLINGLY PLAN OF CONSERVATION AND DEVELOPMENT EXCERPTS

8/21/2023

A "Cultural Resources Plan, Killingly, Connecticut" was published for the Historical Society in 1993. The report detailed the Town's cultural and h outlined the challenges and threats facing those resources and options f Since the publication of that report, many historic structures have been tribulations of time; i.e. fire, age and lack of maintenance.

Open Space / Recreational Space

Killingly continues to expand its parkland, recreational and open space areas. Owen Bell Park is the Town's major recreation facility. This park contains a basketball court, skateboard facilities, a boundless playground, a splash pad, a running trail, and horse trails. This is the site of the Town's 4th of July festivities and various track meets. Local schools. There are many other passive and active recreational areas and several open space areas. The Killingly Parks and Recreation Department

GOALS

1. Preserve the integrity of historic, architectural and archaeological resources, in order to protect the community's heritage for the education and enjoyment of current and future populations.

POLICIES

Policy 1 – Protect, manage and restore communities, structures and sites that have cultural, architectural and/or archaeological significance.

P1 Action 1 – Ensure that the Town's regulations provide a way for development compatible with the preservation, restoration, rehabilitation, and/or reconstruction of the historic, cultural, architectural, and archaeological resources.

APPROVED
EFFECTIVE DATE: May 4, 2011

TIME FRAME: Long Term (7 to 9 years)

Policy 2 – Promote the acquisition and use of open space for areas with significant resources through collaboration with the town, local non-profit land trusts, and/or national entities.

P2 Action 1 – Coordinate the creation of history trails, greenways and connect historic and cultural resources.

RESPONSIBLE PARTY(IES): Killingly Historical Society; Killingly Conservation Commission; Killingly Agricultural Commission; Killingly Parks and Recreation Department; Planning and Development Staff

TIME FRAME: Medium Term (4 to 6 years)

P2 Action 2 – Increase public awareness and involvement in these efforts

Policy 3 – Support Innovative design solutions that allow adaptive reuse of industrial buildings through incentive programs and design guidelines.

P3 Action 1 – Implement architectural design guidelines and incentives for historic districts to preserve the integrity of structures.

RESPONSIBLE PARTY(IES): Killingly Historical Society; Planning and Development Staff

TIME FRAME: Medium Term (4 to 6 years)

P3 Action 2 – Provide information and guidance from the CT Trust Preservation, the Last Green Valley National Heritage Corridor and in the form of public outreach to assist homeowners in protecting

RESPONSIBLE PARTY(IES): Killingly Historical Society

TIME FRAME: Ongoing

P3 Action 3 – Develop architectural renderings of building designs with existing historic structures for use in either a design manual or district approach.

RESPONSIBLE PARTY(IES): Planning and Development Staff; Engineering

TIME FRAME: Medium Term (4 to 6 years)

Killingly Future Land Use: Focus Areas for Natural Resource & Open Space

Green hatches represent
priority areas for future protection
of natural resources, water resources,
farmland, or open space.



The Town has an open space fund (established in 2001), managed by the Acquisition Commission. To date, no acquisitions have been made. How Conservation Commission is working on a list of potential acquisitions and such potential purchases. One source of funds that should help in this effort

(p71)

GOALS

- 1 – Preserve protect, manage, and restore the Town's natural resources;
- 2 – Preserve the unique character of our town, villages and rural areas, by pre linkage to open space and natural resources;
- 3 – Balance development rights with natural resource protection;

POLICIES

Policy 1 – Encourage development projects that involve revitalization, re-development.

(p73)

Thank you for your time and only effort you put into this most important commission,

John LaBelle should