



**TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION**

**Special Joint Meeting with the Economic
Development Commission**

Tuesday, April 7, 2015

**Killingly Town Hall
Conference Room 102
172 Main Street
Killingly, CT
7:00 PM**

MINUTES

I. CALL TO ORDER – P&Z Chair, Keith Thurlow, called the meeting to order at 7:02 pm.

ROLL CALL:

Members of the P&Z Commission - Todd Nelson, Sheila Roddy, Milburn Stone, Keith Thurlow. Brian Card and William Ritter were absent with notification.

Members of the EDC – Rand Joly, Mark Tillinghast, Dale Desmarais. Kevin Cole, Bill Cheng, Joshua Wojcik, and Steven Gilbert were absent.

Staff Present – Linda Walden, Director of Planning & Development; Elsie Bisset, Economic Development Director.

II. SEATING OF ALTERNATES – No alternates were seated.

III. CITIZENS' COMMENTS – None.

IV. BUSINESS

1. Mill Mixed Use Development District (MMUDD) – Draft Regulations - Review & Edit - review/discussion/action.

Keith Thurlow explained that the Commissions want the Regulations to be simplified to advocate the development and utilization of the properties (addressing destruction/resolution if the buildings are beyond repair) while still implementing protection for the Town. It was decided to go through the Draft Regulations section by section.

Motion by Todd Nelson to open the floor to allow the public to participate in discussion. Second by Sheila Roddy. Motion carried unanimously.

Anthony Simpson, 400 Hartford Pike, stated that attention should be paid to what is allowed because nobody has any interest in putting money into the types of uses that are allowed.

Discussion ensued.

Section 445.1 **Intent** – Consensus for no changes other than the second sentence should read, “They were also places of economic activity and economic opportunity.”

Section 445.2 **General Requirements**

Linda Walden noted that the Consultant moved all of the back-up information related to public water and sewer to another location in the Regulations.

Keith Thurlow stated that discussions at previous meetings regarding Section 445.2.c. “Properties designated as MMUDD are not subdividable,” remained unresolved.

Discussion ensued.

Linda Walden read from the EDC’s Memo dated January 8, 2015. Regarding the sentence, “Properties designated as MMUDD are not subdividable, *except by special permit with a sequenced, overall development plan*,” Linda stated that there is no monetary guarantee in that wording. There is concern that the Town could end up with the little patch of property with the mill on it.

Discussion ensued.

Consensus for Staff to research with Town Attorney, William St. Onge, regarding “Properties designated as MMUDD are not subdividable,” to draft language that would address a plan to allow subdivision including remediation of the existing buildings/structures as well as the properties themselves as part of Special Permit process.

Section 445.3 **Definitions** – Consensus no changes.

Section 445.4 **Allowable Uses in the MMUDD District Requiring Only Site Plan Review**

Approval – Consensus as follows:

- a. Add Repair Services excluding motor vehicle, Museums, Warehousing and Storage.
- b. By Special Permit: Add Motor Vehicle Retail and Repair, Commercial Truck Wash, Kennels and Dog Day Care, Retail with Outdoor Display and Greenhouses and Nurseries (outdoor display)
- c. No Changes.
- d. No Changes.

Section 445.5 **Performance and Compatibility Standards** – (Numbering is incorrect on the draft.)

Consensus as follows:

Compatibility - No Changes.

Design - Discussion ensued regarding Item c.

Motion by Sheila Roddy to maintain Section 445.5.a.2 – Design, as proposed. Second by Todd Nelson.

Discussion ensued.

Roll Call Vote: Todd Nelson – yes; Sheila Roddy – yes; Milburn Stone – no; Keith Thurlow no. Vote Tied 2-2.

Motion by Sheila Roddy to adopt Section 445.5.a.2 – Design, with a change to 445.5.a.2.d – to include that architectural styling applies to the walls visible from public view. Second by Todd Nelson. Motion carried 3-1. Milburn Stone was opposed.

Discussion continued.
Consensus as follows:

Nuisance Avoidance:

- Eliminate #7. Residential buildings to be constructed shall be designed to filter out noise and vibration through construction employing, but not limited to, such techniques as applying soundproofing material between dwelling units laterally and vertically, and between different uses; employing staggered joists and insulation.
- Change #9 (now #8 after eliminating #7) to read, "Common walls and floors between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration."

Lighting – No Changes.

Residential Use Restriction – No Changes.

Buffers, Density and Height – No Changes.

Outdoor Storage and Sales Displays – No Changes.

Waste Disposal:

- Change #1 to read, "Garbage or recycling dumpsters/compactors shall have doors or lids that shall remain closed when not being loaded or unloaded and shall be contained in enclosures supplemented with landscaping if necessary."
- Change #2 to read, "No delivery, loading or other similar operations shall be permitted between the hours of 9:00 p.m. and 7:00 a.m. Monday through Saturday and between the hours of 9 P.M. and 9 A.M. on Sunday."

Signs – No Changes.

Landscaping Requirements - Change from five (5) gallon size to two (2) gallon size.

Parking and Loading Areas:

- Change "b" to read, "Loading areas visible from a public street or adjacent property shall be screened with visual barriers supplemented by landscaping if necessary."
- Change "c" to read, "To the maximum extent feasible, taking into account plowing requirements, landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of parking aisles, and the location and pattern of primary driveways, and to provide pedestrian walkways where appropriate."

Motion by Todd Nelson to request that Staff draft the changes discussed up to, but not including, Section 445.5.I – Medical and/or Biological Research, to be reviewed at the next regular meeting of the P&Z Commission. Second by Milburn Stone. Motion carried unanimously.

2. Schedule a Public Hearing for the Mill Mixed Use Development District (MMUDD) Regulations Zone (Text) Change – review/discussion/action

V. ADJOURNMENT

Motion by Todd Nelson to adjourn at 10:05 p.m. Second by Milburn Stone. Motion carried unanimously.

Respectfully submitted,

J.S. Perreault
Recording Clerk