



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

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Elizabeth M. Wilson

MONDAY – MARCH 13, 2017

**SPECIAL MEETING
WORKSHOP SESSION**

7:00 PM

Town Meeting Room, Second Floor

**Killingly Town Hall
172 Main St., Killingly**

MINUTES

I. CALL TO ORDER – Chair, Keith Thurlow, called the meeting to order at 7:04 pm.

ROLL CALL – Brian Card, Todd Nelson, Sheila Roddy, Milburn Stone, Virge Lorents, Keith Thurlow.

Staff Present – Ann-Marie Aubrey, Director of Planning and Development; Elsie Bisset, Economic Development Director.

Also Present – Joyce Ricci, Town Council Liaison; David Panteleakos, Westview Nursing and Rehabilitation Facility.

II. SEATING OF ALTERNATES – None.

III. WORKSHOP SESSION

1. Continue Discussion regarding “Adult Retirement Communities” (formerly known as Elderly Housing) / Planned Residential Development Zoning Regulations – review/discussion/action.

Motion was made by Todd Nelson to open the floor to allow David Panteleakos to participate in the discussion regarding “Adult Retirement Communities” (formerly known as Elderly Housing) / Planned Residential Development Zoning Regulations. Second by Milburn Stone. Motion carried unanimously (5-0-0).

Keith Thurlow explained that the Commission Members have been educating themselves on the different types of housing and suggested that they decide what they should focus on and how they would like to approach it. Sheila Roddy explained that she is still struggling with the requirement for additional regulations specifically for a particular project.

David Panteleakos explained that they came forward because they received an approval in 2004 for a 50-unit independent facility on a five-acre parcel on Ware Road, however, the project had been put aside at the time. In 2011, they found that the regulations had been eliminated. The specifics of those regulations that dealt with the units (per acre coverage issues) were more favorable to that type of use. Under the current regulations the number of units would need to be reduced from 50 to 30 which is cost prohibitive. He stated that it would be difficult for anyone to construct an independent facility under the current regulations. He would like to have 15 units per acre reinstated.

Ann-Marie Aubrey explained that it is not for just one applicant, e.g. the Town would not be able to add to Maple Courts as it has in the past. It is for a particular class of people that need particular housing. She explained that there were more issues than just with lot coverage/units per acre, such as open space and natural resource preservation, the way parking is set up for PRD vs. the way it is now in current places, structures, etc. (Section 570).

Discussion:

- No open space.
- Recreational – Indoor main gathering area; walking trails.
- Parking – Ann-Marie Aubrey referred to a picture graff (Workshop session discussed February 1st) which suggests 1 parking space per unit near the door to the unit and a separate parking area for visitors. Mr. Panteleakos made a comparison of Creamery Brook, Primrose Village, Westcott/Wilcox, Davis Place, and Westview. He provided copies of a grid identifying how many units, zone, how many acres, how many units per acre, and how many parking spaces for each of those places.
- Brian Card feels that Active Adult Independent Living Community would be a good addition to the PRD, but the question is what criteria the Commission wants to add: densities; parking; etc. He compared what is being proposed to other types described on the web link that Mr. Panteleakos had provided and Mr. Card feels that it (Residential Care) falls between Licensed Facilities (ULSA) and Independent Living. Mr. Card feels that some increase in density and parking would be appropriate, but not to the extent that was in Planned Elderly Housing. Mr. Card suggested that some rules be added to require certain things of the developer, such as: all houses must be built to a certain elderly/handicapped standard; you must provide transportation kiosks or bus stop areas; you must offer community housing; you must offer walking trails, or less passive open space; etc. Discussion ensued. Brian Card researched and found that Groton has Residential Life Care Communities (groups all types): Congregate Living – 5,500 s.f. per unit; Assisted Living – 3,000 s.f. per unit. They list all services that each type of housing is required to have.

Ann-Marie Aubrey stated that she agrees with Mr. Card and she referred to the State Department on Aging definitions for Congregate and Independent Living. She suggested Classifications for the PRD: Combine Classification #1 Non-Age Restricted Family Residences and Classification #2 Age-Restricted 55 and Over Senior Family Residences (these do not need any sort of assistance); Classification #3 Independent Living for the Elderly or Communal/Congregate Living; Classification #4 Nursing Home (highly regulated by the State). She stated that the big things for Classification #3 are: density of units (units can be next to each other or in the same building); usually there is a single owner for all of the units as the units are rented. Sheila Roddy stated that it has been her experience that every one that she looked at from total independent living to total assisted living all required a lease. Brian Card stated that it does not fall under the Zoning rules.

Mr. Panteleakos explained that it would be month-to-month renting and services could be as needed: included in the basic package would be: meal of the day; recreational activities; 24-hour on-site security; call bell system; immediate contact with emergency personnel; housekeeping, maintenance; laundry service; coordinate transportation service. He stated that it makes it more affordable by having a basic package to maintain independence. If more services are needed they would work with the residents to get the additional services needed (like the Home Care Agency).

Ann-Marie Aubrey explained that there is one section covering housing. If people who may be isolated in their own home can stay in the Community by moving to a place like this, it is good for the housing market.

There was discussion regarding the Application that had been submitted by Westview Land Company for a Zoning Text Amendment. Keith Thurlow suggested that the Commission start with what was proposed in the Application and expand off of that with other issues, such as those brought up by Brian Card, required parking spaces (include employee parking), walking trails/recreational space. He feels it should be kept simple and practical. Todd Nelson agreed. Milburn Stone agreed and he stated that he thinks some questions that go beyond the jurisdiction of the P&Z Commission need to be ruled "out of bounds."

Brian Card stated that some detail is needed and that, first of all, the Commission needs to decide if there is agreement with the concept of multi-level different housing and, then, develop the criteria starting with PRD. Define those types of housing without focusing on one applicant and that the Commission can require that certain services be provided. He offered to work with Staff to come up with criteria and definitions. Milburn Stone agreed with Mr. Card's suggestion. Discussion ensued.

Sheila Roddy stated that she prefers to start with something new as Brian suggested and also likes the idea of keeping it as simple as possible. She does not agree with having multiple levels of housing as there are already regulations and

requirements for assisted living and medical care. She feels it is, primarily, a reduction in the density of the units, the parking, and communal eating. She would like to see paths to walk on as a condition.

Virge Lorents stated that there is an intermediate stage in life that this addresses. She is agreeable to Mr. Card working on the details, however, she suggested that research be done to find instances where the details have already been worked out and where successful facilities are already functioning.

Motion was made by Todd Nelson for a Subcommittee consisting of Brian Card, Ann-Marie Aubrey, and Elsie Bisset to define the concept and come up with preliminary suggestions for the requirements to meet the bounds of that concept. Second by Milburn Stone.

Discussion:

- Sheila Roddy asked if the regulations from Groton that Brian Card referred to earlier were for a similar concept. Mr. Card stated that it is and that there were some other towns also.
- Brian Card stated that this will be a subsection added to the PRD.
- Sheila Roddy asked if this leaves the Town open to a legal challenge since this is a commercial venture restricting who can live there. Ann-Marie Aubrey stated that the State recognizes an independent elderly living and congregate living situations. She suggested that classifications of the State be followed for protection.
- Virge Lorents stated that, since this is a private entity, she feels that Elderly Adult Housing and Disability Housing does not need to be included in the language because the State is not going to support the rents in a market-driven environment. Ann-Marie Aubrey stated that is correct. Mr. Panteleakos stated that it is applicable to low income vs. independent vs. assisted.
- Elsie Bisset suggested using the State definitions that come from the Aging Services and start with housing the independent living that is not licensed, and go from that and back up into all the other categories (from nursing home to independent).
- For clarity, Mr. Panteleakos stated that all people in a nursing home require 24-hour, 3-shift care (the highest level of care), assisted level is a little below that, and then there is independent.
- Keith Thurlow asked that Mr. Panteleakos work with the subcommittee. Mr. Panteleakos offered his assistance. Ann-Marie Aubrey stated that they will work together.

Motion carried unanimously (5-0-0).

Keith Thurlow asked if any Members of the Commission had any suggestions from Mr. Card. If anyone has a suggestion, they will e-mail Ann-Marie Aubrey and she will communicate with the Members of the Subcommittee.

Brian Card stated that the Subcommittee will provide a draft at the April 17th meeting, and then a special meeting will be scheduled for review of the draft.

IV. ADJOURNMENT

Motion was made by Milburn Stone to adjourn at 8:14 p.m. Second by Todd Nelson. Motion carried unanimously (5-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk