



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION
MONDAY – SEPTEMBER 16, 2019

SPECIAL WORKSHOP MEETING

6:00 PM

Town Meeting Room, Second Floor

Killingly Town Hall
172 Main St., Killingly

MINUTES

RECEIVED
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Elizabeth M. Wilson

- I. **CALL TO ORDER** – Acting Chair, Sheila Roddy, called the meeting to order at 6:03 pm.

ROLL CALL – Virge Lorents, Milburn Stone, Sheila Roddy.

Brian Card, Matthew Wendorf and Keith Thurlow were absent with notice.

Staff Present – Ann-Marie Aubrey, Director of Planning and Development; Jonathan Blake Planner 1 / Zoning Enforcement Officer.

- II. **SEATING OF ALTERNATES** – None.

- III. **CITIZENS' COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING** (Individual presentations not to exceed 3 minutes; limited to an aggregate of 21 minutes unless otherwise indicated by a majority vote of the Commission) – None.

- IV. **COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS** – None.

- V. **PROPOSED Zone (TEXT) Change Application #19-1221; Town of Killingly; Planning Zoning Commission; RE: Section 530; Off Street Parking and Loading; revision thereto.**

*** Review/Discussion/Action***

There was discussion with Jonathan Blake regarding proposed Draft Regulations for Section 530 – Off Street Parking and Loading (included in packet to Commission Members). Mr. Blake explained that Keith Thurlow had asked him to research parking partly because there are potential applicants who are looking for commercial space in Town. The current Regulations created large parking lots for many uses that, even at peak times, never fill the parking lots (e.g. Killingly Commons and Lowe's). The proposed language would significantly reduce the number of parking spaces required.

The Town of Stonington eliminated parking minimal in the City Center (economic driven).

The Town of Norwich Parking Regulations were most matched to Killingly, for potential growth. Stonington does not require as many parking spaces per square footage as Killingly, but they include all of the same uses.

Mr. Blake stated that no changes are proposed regarding parking for construction sites, but suggested that the Commission may consider reviewing that. He said that his focus was on parking lot minimal. He did, however, put a maximum on home occupation because when a home occupation exceeds three spaces, you are probably outside the intent of home occupation.

There was discussion regarding the Harbor Freight/Aldi's parking lot, which is more in line with the proposed language (as opposed to Killingly Commons). Some benefits of reduced parking requirements discussed:

- More businesses (e.g. at Killingly Commons) would be an economic benefit.
- Less asphalt = lower temperature.
- More green space.

Mr. Blake commented that many places in Connecticut, such as Hartford, are considering complete removal of parking minimal, but he does not agree with that as he feels that there are many uses where it makes sense to have some type of parking minimal like elderly housing, shopping plazas, and industrial workplaces. He is not an advocate of on-street parking for residential.

Sheila Roddy suggested reviewing the width of parking spaces because of the abundance of SUV's and pick-up trucks. Ms. Aubrey referred to Section 530.4.1. and Mr. Blake referred to page 4 of the proposed language which shows minimal space lengths and minimal space widths. He offered to compare with the current Regulations.

Virge Lorents referred to Item i on page 4 of the proposed language and suggested reviewing and possibly minimizing the height of poles for lighting. Lumen intensity could be considered under Site Plan Review. She suggested researching information on darksky.org. She also doesn't feel that the whole parking lot needs to stay lit up after the stores close. Mr. Blake offered to look into timing of the lights and if other towns are doing it.

Milburn Stone asked about the percentage of reduction. Mr. Blake stated that he believes it is approximately a twenty-percent cut across the board. Mr. Stone acknowledged that it has been suggested that the PZC review parking regulations and he stated that he has noticed that it would be good to do. Mr. Blake will do a comparison of some locations to show current parking vs. what it would be under the proposed regulations. He feels that developers would be happy if they were able to fit another business on their parcel.

Ann-Marie Aubrey suggested asking some local engineers for their opinions.

Sheila Roddy suggested asking Economic Development for feedback.

Mr. Stone requested that angled parking be avoided. Mr. Blake explained that it could be site specific.

VI. ADJOURNMENT

Motion was made by Milburn Stone to adjourn at 6:42 p.m. Second by Virge Lorents. Motion carried unanimously (3-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk