



**TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION
TUESDAY – JANUARY 22, 2019
SPECIAL WORKSHOP MEETING**

RECEIVED
TOWN CLERK
2019 JAN 23 AM 9:40

6:00 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 6:05 pm.

ROLL CALL – Brian Card, Sheila Roddy, Matthew Wendorf, Keith Thurlow.
Virge Lorents and Milburn Stone were absent with notice.

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

II. SEATING OF ALTERNATES

Mathew Wendorf was seated as a voting member after the first Motion was made to suspend the rules to allow for public participation (see below).

III. PLAN OF CONSERVATION AND DEVELOPMENT (POCD) – (review/discussion/action)

1. Entertain Motion to Suspend the Rules and Receive Comments from the General Public

Motion was made by Sheila Roddy suspend the rules to receive comments from the public. Second by Brian Card. Motion carried unanimously (3-0-0).

2. Director of Planning to give overall review and report on the charrette of January 12, 2019

*** Director will bring report to the meeting and present it to the Commission**

Ann-Marie Aubrey reported:

- There were approximately 60-65 people who attended (approximately 75 including Staff and Commission Members).
 - She had updated the S.W.O.T. Analysis (Strengths Weaknesses Opportunities and Threats). Copies were provided to Commission Members. Brian Card suggested that it be cleaned up/organized to be included in the POCD. Ms. Aubrey suggested that it could be referenced or it could be put in "as is" or it could be put in as an appendix.
- There was discussion regarding the comment regarding promoting a recycling facility. Lynn LaBerge stated that they have discussed (at the Solid Waste Subcommittee Meetings) having a place at the Facility where items that are still useable could be stored for people to take and reuse, but the woman who had offered

to be responsible for getting that going never came back with her plans. Ms. LaBerge explained that if nobody ever takes the items, it ends up being a cost to the Town.

- Comments received regarding education options will be forwarded to the Superintendent of Schools and a request will be made for permission to go onto the High School campus to do a charrette with the juniors and seniors.
- Ms. Aubrey explained that there needs to be an education aspect to the general public because many of the comments received had to do with things that are out of the Town's control (under State Statute or private land owners).
- Eight groups were formed under the following categories: Natural Resources – 8 participants; Cultural/Historical – 5 participants; Transportation – 3 participants; Non-transportation Infrastructure – 4 participants; Public Services – 7 participants; Education and Housing – 4 participants; Economic Development - 8 participants; Land Use – 13 participants.

There was discussion regarding what was discussed in the Land Use group: 1) Urban Areas – It was suggested that existing dilapidated buildings or unused overgrown areas be torn down, first, to be used for urban business development before developing new land. Ms. Aubrey explained that it depends on the developer and if the person who owns the land wants to sell it to the developer; 2) Preserve agricultural land and only try to use or re-use existing industrial developed land not currently in use; 3) Town should not allow placement of more industrial areas so close to the residential areas; 4) Locate potential industrial land to offer to developers; 5) Can negotiations happen with the current new owner of the Alexander's Lake Park area about either selling to the Town or somehow re-opening the recreation/swim area, charge for parking – money will pay for clean-up/lifeguard; 6) For existing farm land not in use, find out if privately or publicly owned. Can this land be saved as agricultural land and rented, at least, to new, young farmers looking for more land or to break into farming. They propose a procedure, whereby, if farmland or open-space land comes on the market, the landowner is given an incentive or must give right-of-first-refusal to the Town to purchase first for agricultural use/conservation and buy development rights to the property.

Sheila Roddy agreed that some education for the general public regarding what the PZC can and cannot do would be helpful. Ms. Aubrey explained that it would be difficult to do. Ms. Roddy suggested an FAQ section on the website explaining why the suggestions received can or cannot be done. Ms. Aubrey explained that Staff is looking into getting a POCD-based website with links to the Town's and PZC's websites. Some towns have interactive POCD websites.

3. Comments from Commission Members and General Public Regarding the charrette – No members of the general public were in attendance.

There was discussion regarding attendance at the Charrette. Ms. Aubrey explained that it had been advertised in the following: Norwich Bulletin; Killingly Villager; Courant Community; Turnpike Buyer; Shoppers Guide; WINY Radio's FaceBook; other FaceBooks; the digital sign in front of the Library; each office in Town Hall had a poster; some businesses Downtown and at Killingly Commons put up posters. Ms. Roddy expressed that she feels it is most important to keep the website maintained.

Keith Thurlow asked what the next step is regarding the information that has been compiled. Ms. Aubrey asked that the Commission look at the goals and the policies that may need to be updated. She will reach out to others such as Tracy Mason at the Recreation Department.

Brian Card suggested asking the general public the following questions:

- What is their vision for Killingly?
- How would they describe Killingly?
- What attracted you to Killingly?
- What keeps people in Killingly?
- Why do people leave Killingly?

Ms. Aubrey explained that the survey covered some of those questions. They have received approximately 175 completed surveys. She stated that when they go out to smaller groups, those questions can be asked. Discussion continued. Ms. Aubrey explained that the Ordinance Subcommittee of the Town Council had been planning on removing the Blight Ordinance, but since many concerns regarding blight were expressed at the Charrette, Staff has made suggestions to revise the Blight Ordinance, but not to remove it entirely.

Ms. Aubrey will compile the information received and put it in order according to priority (determined by the amount of public concern). Introductory paragraphs can include what goals and policies and action items have been accomplished. She suggested that a timeframe (Comprehensive Master Plan) for each action item and who would be responsible to complete them should be determined: Short-term 1-3 years; Medium 3-6 years; Long-term 6-9 years; Ongoing/Recurring.

Keith Thurlow suggested that the things that the PZC could be doing (writing regulations / different types of incentives / property that is controlled by the Town) be accentuated somehow to get better responses to issues that the PZC can do something about. Discussion continued. Ms. Aubrey explained that a certain level of expectation needs to be given and people need to be able to follow along. Ms. Roddy suggested that another way to manage expectations would be for the survey questions to include whether the people would be willing to pay (tax increase) for the suggestions that they make.

4. Director of Economic Development to present EDC proposed Goals; Policies; Action items

* Copies of the proposed Goals; Policies; Action items were provided to Commission Members.

Elsie Bisset reported:

- The EDC reviewed its Chapter from the current POCD and removed the items that had been completed. The Chairman and two other Members of the EDC will meet in early February to incorporate the citizens' comments from the Charrette (Mark Tillinghast attended the Charrette and sat in with the Economic Development Group). An update will be provided to the PZC.
- Three main policies: Identity; Employers; Workforce.
Mr. Thurlow asked about expanding the Industrial Zone. Ms. Bisset explained that Infill Development is mostly the focus at this time. There are a lot of mill projects and a variety of building and spaces that are vacant. Currently, most site requests are for existing buildings.
- New items: Regional Tourism; Food Supply Security (diversification of agricultural products).

5. General Discussion regarding the POCD

Ms. Aubrey will start working on the Frequently Asked Questions and she asked that the Commission Members let her know of any questions that they hear from the public that could be added/responded to.

Data collected from the surveys is being entered into a report which Ms. Aubrey will have available for next month's meeting. Ms. Roddy suggested providing statics on response (completed surveys/attendance at the Charrette).

IV. MOTION TO ADJOURN

Motion was made by Sheila Roddy to adjourn at 6:51 p.m. Second by Matthew Wendorf. Motion carried unanimously (4-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk