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Elizabeth M. Wilson

**TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION
TUESDAY – FEBRUARY 18, 2020**

SPECIAL WORKSHOP MEETING

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 6:04 pm.
- ROLL CALL** – Brian Card, Virge Lorents, Sheila Roddy, Milburn Stone, John Sarantopoulos, Keith Thurlow. Matthew Wendorf was absent with notice.
- Staff Present** – Jonathan Blake, Planner/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***

Jonathan Blake gave an overview of what had previously been discussed regarding changing the off-street parking requirements due to complaints received from developers and citizens regarding excessive parking spaces in some areas. Mr. Blake took a more pragmatic/commonsense approach when developing the proposed draft language for Section 530, to deal with lessening or removing the off-street parking requirements for developments, as had been discussed at the last workshop. It would be a case-by-case approach.

The Commission Members reviewed the draft language for Section 530 (dated February 18, 2020). A copy had been provided to the Town Attorney, for review.

Draft language proposed for Section 530 (a thru c) is currently being reviewed by Town Engineer, David Capacchione. Ms. Roddy suggested that revision dates be included for documents that are referenced.

There was discussion regarding E-Commerce parking. Mr. Blake will research and incorporate, if needed.

New language proposed for Section 530.2 was reviewed (Table, with proposed changes, was kept as a guideline) which would be more for small businesses who can't afford an engineer or are looking at re-occupation. Not

eliminating the requirement but giving an avenue for development and trying to be open-minded to new types of development. The Town Engineer is always asked for his comments. Mr. Thurlow expressed concern regarding possibly not having enough parking during peak times/shift changes.

There was discussion regarding dimensions in Section 530.4.2 on page 4 of the draft. Mr. Thurlow suggested that numbers be added, for compliance. There was discussion regarding one space per unit for public elderly housing, however, if there is good reasoning for something different and the majority of the PZC agrees, it would be acceptable under these regulations. There was discussion regarding reduction in spaces for retail which may result in space for new development or public space.

There was discussion regarding charging stations/mass-transit. There was discussion regarding bus stops at the Killingly Industrial Park which would be in line with the POCD. Mr. Blake will work on draft language for charging stations (he suggested offering an incentive for developers).

- Ms. Lorents feels that regulations should be visionary as well as for what is needed now.
- Ms. Roddy agreed with Ms. Lorents.
- Mr. Card likes the draft language presented. He does not feel that charging stations should be mandatory. He feels that bus stations would be part of site development review rather than off-street parking.
- Mr. Stone suggested that there be a list of what the PZC wants applicants to specifically address regarding parking (if the guidelines are not used). Ways to address future changes such as charging stations, increased public transportation, bicycle parking.
- Mr. Sarantopoulos suggested waiting to see what the federal government does regarding charging stations and be ready to adopt regulations within the community to keep up with the changing trend in transportation.

Mr. Blake will also investigate the prohibitive parking section in the regulations to see if any language needs to be changed or added.

Commission Members will e-mail comments to Ann-Marie Aubrey.

VI. BEGINNING DISCUSSIONS REGARDING MS4 – Municipal Separate Storm Sewer System

What is it? Why do we have to do it? What role does the PZC have in all of this?

Review/Discussion/Action

Mr. Blake explained that MS4 is mandated by the State to be incorporated into the Regulations. There is a draft regulation ordinance with the Town Attorney for review regarding addressing any types of illicit discharge. Part of MS4 is reducing permeable coverage.

VII. ADJOURNMENT

Motion was made by Brian Card to adjourn at 6:51 p.m. Second by Virge Lorents. Motion carried unanimously (5-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk