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

Elizabeth M. Wilson

MONDAY – JUNE 18, 2018

SPECIAL WORKSHOP MEETING

6:00 PM

Town Meeting Room, Second Floor

Killingly Town Hall

172 Main St., Killingly

MINUTES

- I. **CALL TO ORDER** – Acting Chair, Brian Card, called the meeting to order at 6:02 pm.

ROLL CALL – Virge Lorents, Milburn Stone, Brian Card.

Keith Thurlow arrived at 6:16 p.m. Sheila Roddy arrived at 6:29 p.m.

Matthew Wendorf was absent with notice.

Staff Present – Ann-Marie Aubrey, Director of Planning and Development; Mary Bromm, Community Development Administrator.

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

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

a. General discussion of the POCD – STATUTES – TIME FRAME - SURVEY

Ann-Marie Aubrey reported that the schedule had been revised and that the survey is expected to be online tomorrow (June 19th). Instead of having charrettes in June, Representatives from the various Boards will come to PZC Special Meetings each month for discussion. A public charrette will possibly be held in the fall. It is the hope that everything will be written within the next year and be ready for editing by August 2019 (it must be submitted to Town Council and NECCOG in late October/early November).

The plan is for the survey to come to a close in October. It will be on the Town's website and there is a possibility that the POCD will either have a page of its own or its own website. Advertising on WINY Radio was suggested.

Statutes had been previously provided to the PZC Members for review and reference by the Commission Members.

b. Discussion with various boards and commission representatives in attendance

Motion was made by Virge Lorents to open the floor for discussion. Second by Milburn Stone. Motion carried unanimously (3-0-0).

Mr. Card asked for feedback from Board Representatives regarding what they would like to see in the POCD

1. Zoning Board of Appeals – Represented by Andrew Farner.

Andrew Farner stated that the ZBA has not discussed the POCD yet.

2. Inland Wetlands and Watercourses – No representation.

3. Housing Authority – Represented by Carol Green.

Housing Data Profiles for 2017 and 2018 were included in packets to PZC Members. Ms. Aubrey stated that these (as well as 2019, if available) will be put in as appendices in the POCD. This will show if there are any trends over the three year period.

Carol Green spoke of the need for additional elderly/disabled affordable housing. There are presently a total of 163 units at Maple Courts, Maple Courts II (Congregate Building) and Birchwood Terrace. They are now considering building an additional 40 disabled/elderly units (with a preference for Veterans) at Birchwood Terrace (which she feels they could fill almost immediately).

There are currently approximately 70 people on a waiting list for the Maple Courts II (Congregate Building). There are approximately 150 elderly/disabled people on a waiting list for 120 units. She stated that subsidy is a necessity as many of these people only make \$700 or \$800 per month.

Keith Thurlow arrived at 6:16 p.m.

Mary Bromm commented that she feels that, in general, there is a need for more affordable housing. The Town is well over the target of 10 percent for affordable housing, but this is a low-income community and there are a lot of homeless people and a lot of disabled people. She suggested that affordable housing be spread out more across Town rather than concentrated in the lower-income areas of Danielson and Rogers (which gives the perception that affordable housing is not beneficial to the Town). She clarified that affordable housing means that you are spending no more than 30 percent of your gross income toward your housing costs. She explained that there is a need to rehab lower-income families' houses which allows them to stay in their houses longer.

Ms. Green explained that the majority of applications that she is receiving are from young disabled people. Ms. Bromm feels that the apartment building being built on Maple Street will be filled right away and she spoke of the need for jobs/job training for people with limited skills in the community.

Sheila Roddy arrived at 6:29 p.m.

Ms. Bromm asked that it be stated that rehab of houses is still needed (including lead paint remediation). She would also like it to be stated that we understand that we are a lower-income community and that, although we have more than 10 percent affordable housing, our population is such that we need more affordable housing. She will work with Ms. Aubrey on language.

There was discussion regarding the possibility of adjusting the low-income level.

4. Permanent Building Committee – No Representation.

5. Economic Development Committee – Represented by Bill Cheng and Todd Cooke.

Bill Cheng was also representing Open Space. He is a Connecticut licensed real estate broker.

Mr. Cheng continued the discussion regarding affordable housing, and he also discussed retaining employees in a healthy community. He spoke of the need for skills training. The EDC has discussed that truck driver training could take place at the Industrial Park.

Todd Cooke discussed the housing market and new construction vs. existing homes.

The EDC Representatives will be back to discuss the POCD at the PZC meeting on July 16th.

6. Others in attendance – General Public – General Comments

Milburn Stone asked the various Board Members present to supply language in support of what they would like to see in the POCD.

Ann-Marie Aubrey stated that the State Legislature did not pass the State POCD.

IV. MOTION TO ADJOURN

Motion was made by Brian Card to adjourn at 6:58 p.m. Second by Milburn Stone. Motion carried unanimously (5-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk