



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

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2019 JUL -3 AM 8:45

Elizabeth M. Wilson

**MONDAY – JUNE 24, 2019
SPECIAL WORKSHOP MEETING**

RE: PLAN OF CONSERVATION AND DEVELOPMENT

6:00 PM

PLANNING AND DEVELOPMENT OFFICE

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

MINUTES

- I. CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 6:40 pm.

ROLL CALL – Matthew Wendorf, Keith Thurlow, Virge Lorents arrived at 6:55 p.m.
Brian Card, Sheila Roddy and Milburn Stone were absent with notice.

Staff Present – Ann-Marie Aubrey, Director of Planning and Development.

Also Present: Lynn LaBerge, Town Council Liaison; Greg Davis, 190 Stone Road; Janalee Davis, 190 Stone Road.

- II. SEATING OF ALTERNATES** – Matthew Wendorf was a Voting Member for this meeting.

- 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 Matthew Wendorf to suspend the rules to receive comments from the public. Second by Keith Thurlow. Motion carried unanimously (2-0-0).

2. OLD AND NEW Drafts of goals, policies and action items

Ann-Marie Aubrey gave a brief explanation of what has been done so that the participating citizens, Greg and Janalee Davis, would have an understanding.

Mr. Davis explained that they have lived in Killingly for 20 years and are concerned about keeping the rural character of this beautiful Town. However, he expressed that he is not happy with the roads in his area.

A draft of the Land Use Section, provided by Brian Card earlier in the day, was reviewed/discussed. Ms. Aubrey will provide copies to the other Commission Members who were not present.

3. Comments from commission members and general public regarding goals, policies, action items, the assignment of the action items, and time length to complete said action item(s). – See Above.

The following represents revisions decided upon by the Members present. Ms. Aubrey may need to make changes to be sure that we meet the qualifications for Sustainable Connecticut.

LAND USE

GOAL:

To provide for the development of Killingly in a systematic approach that balances the natural environment with residential housing and business/industrial development that are appropriate in the context of the community.

POLICIES:

1. Plan and implement responsible development and re-development of the community.
2. Encourage and promote business development within the designated commercial and industrial areas.
3. The identity and livability of Killingly's established neighborhoods, residential areas and recreational areas should be enhanced. Ms. Aubrey will work on language.
4. Protect natural, cultural and historical resources within the Town.

ACTION ITEMS: (Action Items need to be added for Residential – Policy #3)

Under Policy #1 - Plan...

1. Development should be accommodated within the appropriate zoning and existing neighborhoods, and should be kept to an appropriate scale and design to minimize impacts upon existing neighborhoods.
2. Maintain rural and limited development areas that do not have access to public utilities such as sewer and water.
3. Adopt the Borough of Danielson Zoning Regulations into the Town Zoning Regulations to provide consistency.

Under Policy #2 - Encourage...

1. Establish guidelines that encourage businesses that fit the character of the area, i.e. smaller businesses in the Downtown Danielson corridor with larger businesses in the Route 12 / Route 101 area. Support the Economic Development Commission to promote the economic goals of the Town through the Town's Commissions.
Market Killingly to businesses that would benefit Killingly. Market the benefits of Killingly (and list). Ms. Aubrey will work on language.
2. Focus on intermixing office, research and institutional uses in appropriately zoned areas.

3. Encourage infill development in areas where public utilities are available.
 4. Identify areas for potential commercial/industrial development.
- This Section needs more work.

Under Policy #4 - Protect...

1. Establish overly districts to preserve environmentally sensitive areas, as well as culturally and historically significant places.
2. Develop interconnected and unfragmented network of “public” open spaces to accommodate existing ecosystems and biodiversity of wildlife and habitat.
There was discussion regarding Land Trusts.
3. Be deliberate in the acquisition of open space to address the Town’s goal to the development of interconnected open spaces and public trails. Matt Wendorf will work on language combining #3 and #5 (to also include wildlife movement) and he will submit to Ms. Aubrey.
4. Limit the extension of public utilities into rural areas east of I-395, except when necessary to protect the public health or the environment. May delete? How do you limit the extension?
This needs more work.
5. Complete the River Trail and develop other trail systems, as well as other passive and active recreation, on public land for public use. Matthew Wendorf will work on language tying into #3 and submit to Ms. Aubrey.

4. Discussion of next steps – set next meeting date for a POCD Workshop

July 8, 2019 - Workshop for **Proposed Zoning (TEXT) Change**; Proposed Adaptive Re-Use of an Agricultural Building; under Rural Development, Section 410.1.2.q (Special Permit); under Low Density, Section 410.2.2.o (Special Permit); and under Medium Density Zone, Section 410.3.2.m (Special Permit); by Pine Hill Farm, LLC., 6:00 p.m., location to be determined.

July 22, 2019 - possible POCD Workshop

Mr. and Mrs. Davis will not be able to attend. Ms. Aubrey offered her business card and that they could e-mail her with suggestions.

III. MOTION TO ADJOURN

Motion was made by Matthew Wendorf to adjourn at 8:44 p.m. Second by Virge Lorents. Motion carried unanimously (3-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk