



**TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION  
MONDAY – AUGUST 20, 2018  
SPECIAL WORKSHOP MEETING**

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2018 SEP 18 PM 3:00

*Elizabeth M. Wilson*

**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 6:03 pm.
- ROLL CALL** – Brian Card, Virge Lorents, Sheila Roddy, Milburn Stone, Keith Thurlow.  
Matthew Wendorf was absent.
- Staff Present** – Ann-Marie Aubrey, Director of Planning and Development; Elsie Bisset, Economic Development.
- II. **SEATING OF ALTERNATES** – None.
- III. **PLAN OF CONSERVATION AND DEVELOPMENT (POCD) – (review/discussion/action)**

**1. Motion to Suspend the Rules and Receive Comments from Others**

Motion was made by Virge Lorents to open the floor for discussion. Second by Brian Card. Motion carried unanimously (5-0-0).

**a. Discussion with various boards and commission representatives in attendance**

**1. Agriculture Commission**

Represented by: Frank Anastasio

The Agriculture Commission reviewed some sections of the current POCD at its last meeting. He stated that they are happy that there is emphasis on farmland preservation and it is also very pro-agriculture.

They recommend that the Town consult with an expert (e.g. an arborist, UCONN) when a property is developed or when the Town itself enhances a property with trees/shrubs because there have been instances where either invasive or short-lived species have been planted. They could make up-to-date suggestions for better/more

economical choices for plants to be used. Ms. Lorents suggested that a list of plant choices could be provided to the PZC.

Keith Thurlow mentioned the USDA office in Town (Westcott Road) which could be utilized.

There was discussion regarding farming in Killingly. Mr. Anastasio recommends doing a re-assessment of the uses of Killingly land for farming purposes whether commercial or not. Some types of farming that he mentioned are: backyard chickens; selling eggs; raising and butchering a cow; bee keeping. They do not know whether this type of farming has increased or decreased. The Agriculture Commission holds educational classes which are attended by a lot of people, but they do not know if they are farming in Town with the knowledge that they have attained from the classes. He said that the previous POCD contained some statistics on types of farming regarding increase/decrease/or whether they stayed the same and the Agricultural Commission recommends that be done again in this POCD.

They want to see a continued emphasis on farmland preservation. There are no regulations regarding farmland preservation. When a property sells that has decent farmland, will the new owners be encouraged/required to leave a portion of land to be used for farming (corn). The best farmland soils are in the Industrial Park, Owen Bell Park, Killingly Commons (low-land soils adjacent to the Quinebaug River). Mr. Anastasio mentioned that there is a land-locked property on Commerce Avenue that is ideal agricultural land. He asked, "How can you preserve farmland without being restrictive of development?" Virge Lorents suggested organic gardening.

Mr. Anastasio suggested encouraging developers to put in pollinator gardens in areas where they wouldn't interfere with buildings or parking lots.

Mr. Anastasio explained about the difficulties experienced by the required USDA guidelines for processing meat to be sold at farmers' markets. The nearest USDA-certified facility for processing is in Athol, Massachusetts. There were discussions/studies through NECCOG regarding the possibility of establishing a regional processing facility. The old Steak-Umms facility in Pomfret was being considered. There was discussion regarding whether the State would supply funding and also about why the facility in Athol is there.

So in brief review: 1. Want to see the town's trees (and trees in developments) maintained (what trees help pollinators, etc.); 2. Interested in learning more facts about farmland and farming; who has their property under 490 tax benefit – and is it an actual farm activity; 3. Wants to see a continued emphasis on farmland preservation in the plan; 4. Encourage developers to put in pollinator gardens in areas where they wouldn't interfere with buildings or parking lots; and 5. Want to encourage / look into a possible regional meat processing plant.

## **2. Conservation Commission – Moved to September**

**3. Open Space Land Acquisition – Moved to October**

**4. Killingly Board of Education – No Representation.**

**5. Council of the Borough of Danielson**

Represented by: Scott Clifford – Borough Councilman  
Heidi Clifford – Borough Clerk/Treasurer  
Lynn LaBerge – Borough Council Member

Heidi Clifford stated that they have reviewed the POCD and the areas that mention the Borough seem adequate and appropriate at this time. She said that the regulations for the Boroughs zoning was turned over to the Town (which was one of the objectives).

Lynn LaBerge stated more restaurants in the Downtown area would help to attract more foot traffic.

Discussion regarding potential progress over the next ten years included the following:

- Recreational area near the Five Mile River on Commerce Avenue to allow access to the Five Mile River;
- Open space recreational area and basketball court closer to the Downtown area;

Sheila Roddy suggested that EDC do an exit interview with outgoing businesses to find out why they leave. Elsie Bisset explained that it is usually a business decision not because of any exterior reason. Discussion continued and Ms. Bisset spoke of new businesses that have come / are coming into Town. KBA now has over 100 Members (for the first time in 20 years) due to internal business networking. Events (like Bike Night and the Tomato Festival, etc.) give exposure and bring shoppers. Discussion continued and it was suggested that we have more of these types of events.

Mr. Clifford asked about the northbound side of Main Street being the only side that cars will be allowed to park after the DOT completes the paving. There was discussion regarding how this will affect Downtown businesses. Ms. Lorents suggested better signage to inform drivers where parking is available. Ms. Bisset explained that there will be more signage which is planned with the DOT. There is a map of parking on the Economic Development website.

When asked regarding zone changes or areas that might be changed to something that might be more beneficial, Mr. Clifford and Ms. Clifford stated that they have not seen anything needing change in the Borough.

Ms. Bisset asked what would like to be seen in the former Kickers lot: new development; parking spaces; grassy open space. There was discussion regarding how restaurants bring people in who then shop.

Ms. Clifford mentioned the Façade Grant money and that they are having difficulties finding people who are interested. They have reached out to several businesses.

There was discussion regarding 140 Main Street (which is being leased) and the property on Water Street (there is interest in purchasing). Town Council has removed/changed the restriction on the Water Street building to allow residential on the second and third floors (it must be commercial on the first floor).

Mr. Thurlow offered that the Borough is welcome to come back with any ideas they may come up with after further discussion.

#### **6. Others in attendance – General Public – General Comments**

Tina Villette, lifelong resident, who now lives on Maple Street, asked if the Town has a plan for the area between Prym's and Killingly Commons (any green space planned?). She has concerns regarding safety issues: fast moving traffic (especially tractor trailers); and environmental issues.

Keith Thurlow and Ann-Marie Aubrey explained that currently, there is no plan and that the State and Federal Government are involved. The Town is limited on what it can do because it is privately owned. Mr. Thurlow suggested that Ms. Villette contact Ann-Marie Aubrey's office where she may be able to provide more information.

Ms. Aubrey received four e-mails earlier in the day (copies were provided to Commission Members):

- Lois Latraverse
- Lenore Gudmundson
- Lisa Suchy
- Keith Suchy

Due to time restraints, Ms. Aubrey will read all of the above letters into the record at next month's POCD Special Workshop Meeting.

#### **b. General Discussion regarding the POCD – comments / questions / actions if necessary**

- 1. Proposal from Connecticut Economic Resource Center – facilitate charrette, etc. – No Discussion.**
- 2. Orton Family Foundation – "Heart and Soul" planning program. – No Discussion.**

#### **IV. MOTION TO ADJOURN**

Motion was made by Milburn Stone to adjourn at 7:00 p.m. Second made by Sheila Roddy. Motion carried unanimously (5-0-0).

Respectfully submitted,

J.S. Perreault

Recording Clerk