



**TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION
TUESDAY – JANUARY 21, 2020**

SPECIAL WORKSHOP MEETING

6:00 PM

Town Meeting Room, Second Floor

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

MINUTES

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Elizabeth M. Quisenberry

- I. **CALL TO ORDER** – Vice Chair Brian Card called the meeting to order at 6:00 pm.
- ROLL CALL** – Brian Card, Sheila Roddy, Virge Lorents, Matt Wendorf.
Milburn Stone arrived at 6:05 pm and Keith Thurlow arrived at 6:10 pm.
- Staff Present** – Ann-Marie Aubrey, Director of Planning and Development; Jonathan Blake, Planner/Zoning Enforcement Officer
- Also, Present** – Patti George, Town Council Liaison
- 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***

Motion was made by Virge Lorents to suspend the rules to receive comments from the public. Second by Milburn Stone.
Motion carried unanimously 5-0-0.

The Commission discussed the latest revision of the Draft dated January 21, 2020.

Mr. Wendorf expressed concern with removing the minimum requirements for parking. He said that, at some point, fifty percent of the parking may become handicap parking. Handicap spaces are still based on the size of the building, which may be disproportional. Mr. Blake explained that handicap requirements are based on building code, but there are some exceptions, such as downtown areas or older buildings.

To limit liability, Ms. Roddy suggested coming up with a list to define what would be acceptable evidence for exceptions. Design professionals, architects, engineers and traffic engineers would be experts in that field. Mr. Blake noted that site plans should be certified by a professional, although, the PZC can waive the plans being done by a professional. Ms. Aubrey added that most of the larger organizations would not have a problem with that expense, but the small business owners would have a problem with the cost. Mr. Blake mentioned that some towns have implemented fee-in-lieu of parking, but he would need to research more on this.

Mr. Thurlow suggested that putting guarantees in the phased parking section in the Draft may address situations where the parking system doesn't work.

Dale Desmarais, 139 Country Club Road, recommended using the word "suggested" instead of the word "minimum" and that the Applicant show the parking spaces and provide plowing information. He asked that the Commission consider plowing at condos because there is usually no place to put the snow. Mr. Card stated that parking would need to be shown per the suggested standards for what the PZC feels is appropriated for the building/site. Discussion continued.

Ms. Aubrey noted that there is also MS4 to deal with and she explained that, if less parking is proposed than what is required, the Applicant could be required to show where future parking could possibly go, if needed. She stated that until the time comes that more parking is needed, that area could be the snow shelf.

Mr. Wendorf feels that the Applicant should identify the maximum amount of parking as required in the Regulations, for any project, based on the size of the building and by the current use because of the possibility of change of ownership or use in the future. Discussion continued.

The Commission agreed to schedule the next Special Workshop Meeting for Tuesday, February 18, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 6:00 p.m.

Mr. Blake is going to continue to research and he will meet with legal counsel and will have more information for next month.

VI. ADJOURNMENT

Motion was made by Virge Lorents to adjourn at 6:55 p.m. p.m. Second by Milburn Stone. Motion carried unanimously (5-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk