



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION
MONDAY – JULY 20, 2020
SPECIAL WORKSHOP MEETING
6:00 PM
Town Meeting Room, Second Floor
Killingly Town Hall
172 Main St., Killingly

MINUTES

Elysebeth M. Wilson
2020 JUL 28 PM 2:42
TOWN OF KILLINGLY, CT

- I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 6:00 pm.
- ROLL CALL** – Brian Card, Virge Lorents (thru Webex), Matthew Wendorf, John Sarantopoulos, Keith Thurlow. Sheila Roddy and Milburn Stone were absent with notice.
- Staff Present** – Ann-Marie Aubrey, Director of Planning and Development; Jonathan Blake, Staff (Planner I/ZEO).
- II. **SEATING OF ALTERNATES**– Keith Thurlow announced that both John Sarantopoulos and Matthew Wendorf would be seated as Voting Members for this meeting.
- III. **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***

The Commission discussed the following topics:

- **Section 530.6 – Construction:**
Ms. Aubrey noted that she is waiting to hear from the Town Engineer for information regarding MS4 requirements for the construction and spacing of the parking spaces and the spacing in-between the parking spaces. Legal Counsel had been consulted for an opinion. Mr. Blake referred to the last paragraph of the proposed language and explained that the Town Engineer or the Town Managers' Designee (MS4 Agent) would determine whether to allow gravel, based upon site conditions. Discussion continued.
Mr. Card suggested having a list that the Town Engineer would consider (e.g. the chicken coop renovation that had previously been approved or farm stands). He asked about how to make the link for the MS4 requirement to the application. Mr. Blake explained that MS4 requires municipalities, as a whole, to disconnect, which can be through development. It gives the Commission a reason to ask the applicant to pursue acceptable alternatives.
Ms. Aubrey explained that MS4 wants impervious surfaces to decrease in Town.
Mr. Blake referred to the last sentence in the proposed language for Section 530 – Methodology, "The parking demand projections and methodologies shall be subject to approval by the Planning and Zoning Commission."
Mr. Card suggested changing "as required" to "as recommended" in the last paragraph in Section 530.6. Mr. Blake explained that nothing in these regulations would be retroactive, so modifications to existing parking would need to come back before the PZC for site plan review. Concern regarding possible spills/leakage was discussed.

There was discussion regarding the increase of four to six inches of processed aggregate base (as had been recommended by the Town Engineer). Mr. Thurlow suggested that “or equal” be added to the language. He would like it to be flexible.

- **Section 530.8 – Prohibited Parking:**

Mr. Thurlow discussed whether to consider that tractors (not the trailers) be allowed to park in the yard of truck drivers in low & medium density. He asked for flexibility for those who could show that they could park it without being a nuisance to neighbors (buffers/visual barriers). Ms. Aubrey suggested 12 hours during the week and 24 hours on weekends.

Mr. Sarantopoulos stated that he didn’t have a problem with it, but voiced concern regarding road width and backing onto properties. Ms. Aubrey stated that some leave the trailer at a rest area and bring the tractor home. Mr. Blake stated that most complaints are regarding on-street parking or for more than one truck on a property. Mr. Card is not in favor of changing the language. Mr. Wendorf wouldn’t mind adding language, but he feels that it needs to be explored further. Ms. Lorents voiced concern regarding changing oil/spills/disposal, which Mr. Blake explained is covered under MS4. Ms. Aubrey explained that language would need to be compared with ordinances.

- Mr. Blake summarized changes since the last workshop (updates based on comments from the Town Attorney):

- 1) Some new uses were added under the Use Table: Repair/Service Stations;
- 2) Parking Lot Size Standards are being reviewed by the Town Engineer;
- 3) Added Section 532 (charging stations and other green infrastructure improvements).

Mr. Wendorf commented that, although the Town is trying to be more sustainably conscious, he feels that electric charging stations add cost to the owner. Ms. Aubrey explained that it is not a design standard, it is a design option.

There was discussion.

- **Section 530.7 – Joint Use:**

Mr. Wendorf feels that there is way too much parking for some of the uses. He will review this Section and will e-mail his comments to Ms. Aubrey.

IV. DISCUSSION REGARDING – Outdoor dining under COVID-19 and possibly beyond.

Review/Discussion/Action

Ms. Aubrey explained that people seem to be preferring the outdoor dining that has been allowed due to COVID-19 and would like it to continue after the Executive Order is no longer in effect. She asked that the PZC consider whether to add language to the Zoning Regulations. There was discussion. Legal Counsel has been consulted as to whether it can be done with a Text Change. All Commission Members expressed an interest in pursuing this further.

V. ADJOURNMENT

Motion was made by John Sarantopoulos to adjourn at 6:47 p.m. Second by Virge Lorents. No discussion. Motion carried unanimously (5-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk

PLEASE NOTE: There was an error in numbering on the Agenda for this meeting which was corrected in these minutes.