



**TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION
MONDAY – OCTOBER 21, 2019**

SPECIAL WORKSHOP MEETING

6:00 PM

Town Meeting Room, Second Floor

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

MINUTES

RECEIVED
TOWN CLERK, KILLINGLY, CT
2019 OCT 31 AM 8:26
Elizabeth M. Quillen

- I. CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 6:06 pm.

ROLL CALL – Brian Card, Virge Lorents, Milburn Stone, Keith Thurlow.
Sheila Roddy was absent with notice. Matthew Wendorf was absent.

Staff Present – Ann-Marie Aubrey, Director of Planning and Development; Jonathan Blake, Planner/Zoning Enforcement Officer.

Also Present: Attorney Joseph Szerejko, Murtha Cullina.

- 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)

Dale Desmarais, 139 Country Club Road, spoke about parking regulations in industrial/commercial zones.
Concerns/suggestions:

- Mr. Desmarais feels that the current Zoning Regulations require more parking spaces than necessary because many are never used.
- Snow plowing – When parking lots are designed, there is no consideration for plowing snow. Although he feels that landscaping is needed, he feels that islands/teardrops are a nuisance. He explained that sometimes, trees/curbing/irrigation equipment get broken. He asked that plowing snow be taken into consideration when making parking regulations. Snow cannot be removed from one property and dumped onto another property (due to salt distribution). He suggested that the PZC ask applicants where they plan to put snow so that it can be planned for.

- IV. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS**

Jonathan Blake explained that snow shelves are common.

Virge Lorents suggested that several parking spaces could be dedicated in the back of the property to be used to put snow and she mentioned that the PZC has been discussing reducing the number of required parking spaces. Mr. Desmarais stated that it would not need to be paved. He recommends crushed asphalt, but he said that it could also be gravel.

Milburn Stone commented that it would be difficult to determine the size of the area needed for snow.

Motion was made by Virge Lorents to suspend the rules to receive comments from the public. Second by Milburn Stone. Motion carried unanimously (4-0-0).

**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 (4-0-0).

Jonathan Blake provided copies of updated Draft Regulations for Section 530 – Off Street Parking and Loading, for review by the Commission. Mr. Blake also provided a packet of information using Lowe's parking area as an example to show the reduction of parking that the proposed regulations would allow. Mr. Blake explained that Lowe's at Killingly Commons has approximately 709 existing parking spaces (including 45 for seasonal outdoor sales and 16 handicap spaces). Under the proposed regulations, the required parking spaces would be reduced by approximately 300 parking spaces. He explained that if the need for more parking area is proven, there could be grounds for a variance or there could be language to the effect, if there is substantial information that more parking is needed, then it could be provided.

Keith Thurlow asked about planning guides/engineering standards. Mr. Blake explained that he got his information from various sources such as what is working in other municipalities (mostly Norwich where they have recently updated their parking regulations. The current trend is to eliminate parking regulations. He feels that Killingly's current Regulations are limiting and deterred some business from coming into Town. Ann-Marie Aubrey explained that there is not any set standard (e.g. APA). Many of the municipalities that are eliminating parking regulations are the ones that have parking garages available. Ownership of parking lots was discussed.

There was discussion regarding parking at hospitals and convalescent homes where there is usually an abundance of parking, except for at the holidays.

There was discussion regarding bicycle racks which Norwich, which is more urban, mandates. Mr. Blake stated that a bike lane may have been useful in the Borough of Danielson when Main Street was restriped, but he doesn't agree with mandating the installation of bicycle racks.

There was discussion regarding parking lot size requirements (page 4 of the Draft).

There was discussion regarding landscaping within the parking area. Mr. Blake suggested two rows of parking alternating with strips of greenery instead of islands. Ms. Lorents suggested that trees could be planted to be a visual showing where not to plow. Mr. Desmarais suggests that there not be anything in the middle, only around the perimeter. Mr. Blake will research what other towns do.

COMMENTS FROM THE COMMISSION:

Brian Card:

- Feels too many specifics are listed at the end of the table. He suggests have applicant submit something (engineer's report) that demonstrates the amount of parking needed. Parking either based on minimums in the table or by something submitted by the applicant.
- He feels that the requirement (shall) for landscaping and lighting may be eliminated in parking lots for some uses.

Milburn Stone feels that the current parking regulations are too descriptive especially for commercial enterprises/industrial. He feels that the requirements for medical facilities are common sense/understandable requirements.

Mr. Blake recapped the Commission's suggestions for changes to the Draft:

- Review snow removal;
- Streamline/simplify the uses in the table;
- Revisit minimizing/optimizing landscaping;
- Lighting - He asked if the Commission would like him to research LED lighting minimize blue hues - possible safety/health benefits). Ms. Lorents expressed interest.

Mr. Thurlow asked if the Commission would like to make changes to residential parking. Mr. Card expressed agreement with Mr. Blake's suggestions, but thinks that elderly housing/senior living could be reviewed to possibly be reduced as well.

Mr. Thurlow asked about keeping property line setbacks – Mr. Blake explained that he had not touched any of that language (which has been there since 1987). However, if there is an issue, it can be addressed with a ZBA application. Mr. Card suggested that language be clarified in Section 530.4.1 and 530.4.5 regarding the ten-foot setback from property lines and also to rewrite Section 530.10 (he suggested using bullet form).

The Commission decided to have another meeting next month if Mr. Blake has information ready for review.

Brian Card suggested for consideration for under construction standards other potential types besides impervious pavement. Mr. Blake referred to page 5 (Section 530.6) of the Draft as he had added MS4 requirements. He explained that there is an ordinance in the works for the Town.

VI. ADJOURNMENT

Motion was made by Virge Lorents to adjourn at 6:58 p.m. Second by Milburn Stone. Motion carried unanimously (4-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk