



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

MONDAY – MARCH 18, 2024

WORKSHOP MEETING - IN PERSON

6:00 PM

TOWN MEETING ROOM – 2ND FLOOR

Killingly Town Hall

172 Main Street

Killingly, CT

MINUTES

RECEIVED
TOWN CLERK, KILLINGLY, CT
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Elizabeth M. Wilson

I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 6:02 p.m.

ROLL CALL – Brian Card, Michael Hewko, Virge Lorents, John Sarantopoulos, Keith Thurlow.
Matthew Wendorf was absent with notice.

Staff Present – Jonathan Blake, Planner I/ZEO; Allison Brady, Asst. Planner/Natural Resource Officer;
Jill St. Clair, Director of Economic Development.

Also Present – Ulla Tiik-Barclay, Town Council Liaison; J.S. Perreault, Recording Secretary.
There were two additional people present in the audience.

Present via Online – None.

II. **WORKSHOP DISCUSSION**

- * Review / Discussion / Action
- * Planned Residential Development Open Space, etc.
- * Continue this Workshop / Discussion (if needed, and if time allows) during tonight's Regularly Scheduled Meeting of **March 18, 2024**.
- * Schedule Next Workshop Meeting on Zoning Regulation changes for **Monday, April 15, 2024**.

Brian Card explained about the need for a good definition for open space in the PRD in the Zoning Regulations. He feels that open space should not be inclusive of things like buffer zones/stormwater detention ponds/sidewalks, as they are required anyway. He feels that if higher densities are to be given, as a benefit, to developers, we need to get some open space land in return.

There was discussion with Jon Blake regarding Zone Text Change Application #24-1329, revision to multi-family zoning requirements for clarification purposes for density in LD/MD/Residential High (Borough). The Application had been withdrawn by the Applicant. Mr. Card suggested taking a look at PRD and multi-family and combining into a single district. Mr. Blake asked for a consensus of the Commission as to whether Staff should draft language. Mr. Thurlow feels that open space should be defined the same across the board. Mr. Thurlow asked the Commission, for the Record, if they agree with making these changes to the Regulations. The following stated their opinions:

- Michael Hewko – yes.
- Virge Lorents – yes, and she spoke about making the Regulations more user friendly.

- John Sarantopoulos – yes, and he spoke about a deadline to spend Open Space money within a certain period of time. Mr. Blake will research.
Mr. Blake explained that Allison Brady is compiling a list of Town properties.

Motion was made by Virge Lorents to open the floor to discussion with the public regarding Planned Residential Open Space.

Second by John Sarantopoulos. No discussion.

Motion carried unanimously by voice vote (5-0-0).

There was discussion with Ed Grandelski, Ulla Tikk-Barclay and Michelle Murphy. Mr. Thurlow suggested that the Commission give Staff a summary/guidelines of what direction they would like to go. Mr. Card stated that he had sent an email with guidelines and that he would be happy to work with Staff. Mr. Blake explained that Ms. Aubrey has been working on draft language.

- Mr. Grandelski spoke about the Open Space Land Acquisition Fund and how Ms. Brady is undertaking a huge job. He also spoke about the situation with Briarwood.
Brian Card explained about Open Areas (PRD) vs. Open Space (subdivision)
- Ms. Tikk-Barclay and Michelle Murphy spoke of concerns regarding PRD: Independent Residential Living (20 percent open space) and Residential Life Care Community (10 percent open space). Ms. Tikk-Barclay also asked about densities.
Mr. Blake and Mr. Card gave explanations and answered questions. Reference was made to Section 570.1. Mr. Card stated that IRL should be defined in the Regulations.
Mr. Blake asked if the Commission wants PRD to be all-encompassing. Discussion continued.

Brian Card explained about Open Areas (PRD) vs. Open Space (subdivision). Mr. Blake stated that he has an idea of what the Commission would like and he asked if the Commission would like a provision to require open space or have someone offer open space. Ms. Lorents commented about clearly defining what is for the Community and what is to protect the environment. Mr. Thurlow expressed agreement with Ms. Lorents and referred to Section 570.5.1 and he stated that the four definitions overlap each other which confuses the issue. Mr. Blake agreed and explained about having general requirements all in one section which is simpler and he explained that Staff has been working on this (about 80 percent done). Discussion continued.

Staff will work on draft language for revisions to PRD, define IRL, similar criteria for Open Area and Open Space, Special Permit and Site Plan Review, for review by the Commission next month.

It was decided to have another Workshop before the Regular Meeting on April 15, 2024, at 6:00 p.m.

III. MOTION TO ADJOURN

Motion was made by Virge Lorents to adjourn at 6:49 p.m.

Second by Michael Hewko. No discussion.

Motion carried unanimously by voice vote (5-0-0).

Respectfully submitted,

J.S. Perreault

Recording Secretary