

ALTERNATIVE HOUSING COMMITTEE
TOWN OFFICE BUILDING
TOWN OF KILLINGWORTH
323 ROUTE 81
KILLINGWORTH, CT 06419

MINUTES
Virtual Meeting
March 17, 2021

Tom Hogarty called the Virtual Meeting of the Alternative Housing Committee of the Town of Killingworth to order at 6:47 pm.

Members present: Secretary, Jeff Brewer, Tom Hogarty, Denis Jakuc, Michelle Knockwood, and New Member, Laurel Poletti.

Also present were Elizabeth Disbrow, Town of Killingworth, Guest Speaker Sam Gold, Executive Director, RiverCOG, Kevin Armstrong, RiverCOG GIS Planner, and Special Guest Sandy Allard.

Of major importance affecting all discussions during the meeting were the Selectman's approval of RiverCOG to lead development of the Town's plan and wrap it into their 13-Town Regional Plan and Planning & Zoning's adoption of sweeping changes to the Town's regulations for accessory dwellings.

The first part of the meeting consisted of a long discussion on land suitable for building in Killingworth and what types of building is possible on the parcels identified. Mr. Gold presented a series of maps which cover many aspects of Killingworth land including, but not limited to designated open space, soil drainage types and their septic suitability, transportation corridors, topography, water courses, wetlands and zoning. On request, Mr. Gold will provide copies that can be re-sized for use in looking for land suitable for building in Killingworth. Topography was a key discussion point with a maximum of 7 degrees, 12% slope as a maximum suitable for building. On request of the Committee, Mr. Gold volunteered that Kevin Armstrong would do a search for buildable land in Killingworth and present that information to the Committee when it is available. Mr. Gold made a point later in the meeting that this information will give the Town a "leg-up" on completing its 830J housing plan.

The Town will be asked by RiverCOG to appoint a point person to coordinate the Town's interface with the Regional Plan staff and consultants developing the plan. Mr. Gold noted that he believes that RiverCOG has sufficient internal funding for plan development so that the Towns will not have to ante up money to pay for their part of the plan. He also said that RiverCOG had selected two firms with different strengths to work together as a team on the project. They agreed. He then asked if we could wait for a major push on the Killingworth plan until after RiverCOG's Regional Plan Commission's report is complete. A plan draft is due to be presented in mid-April and the final report is due for presentation in mid-July.

The second part of the meeting focused on the Legislature and current legislative proposals to change State mandated zoning and other rules governing what can and should get built where within the State regardless of local input and interest.

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