

Killingworth Housing Partnership

Interim Report

To the Board of Selectmen
April 14th, 2008

Killingworth Housing Partnership
323 Route 81
Killingworth, CT 06419

Re: Interim Report

Dear First Selectman Cabral, Selectman Dudek, and Selectwoman Iino,

We would like to thank you for taking the time and granting us the opportunity to present our Interim Report of the Killingworth Housing Partnership (“KHP”), Spring 2008.

As a way of introduction, the KHP was reconstituted with new members in the Spring of 2007 and we have met as a group sixteen times over the past year. Our members have a diverse background including architecture, development, construction, real estate, education, agriculture and business. We have a diversity of age and length of time of residence, but all have a great love and dedication to the town and the people of Killingworth. Each member has brought their life experiences and perspective to our discussions.

Our first order of business was to discuss and develop our Mission Statement. We quickly realized that we did not want to be about “Affordable Housing” as defined by state statute. This is a well documented process that has many positive, but also negative elements. We want to compile solutions that will be unique to Killingworth and eliminate the need to implement the state appeal process.

Our discussions led us to defining who we are as a community and community became our central theme. We believe that community is not just about those of us who already live in Killingworth in a frozen moment of time, but is about the growing and changing of who we are as individuals and as a town. We are not about the “good old days”, because frankly our best days are ahead of us, not behind us. We understand that we are the lucky ones and we believe we have an obligation to extend opportunities to our children and security to our parents.

We agreed to explore the housing needs of two groups: our younger citizens looking for starter housing and our older citizens who have already raised their children and are looking to downsize their housing to a more manageable size. Community tells us we need everyone to be nurtured for the long term health of our town and the idea that young people cost too much to educate goes against all of our natural instincts and all economic models.

We are now fully engaged in the process of gathering and analyzing data (however we did have to jump ahead with some recommendations for the Plan of Conservation that I will discuss later).

The main areas we are exploring are:

- Education and tax impact on starter housing.
- Infrastructure requirements and property value impact on over 55 housing.
- Rural character impact of starter and downsize housing.
- Ground water and surface water impact of starter housing and downsize housing, including the impact on our wells and septic systems.
- Compile the needs and concerns of specific groups of our citizens including Region 17 employees, Town employees, our First Responders, our over 55 citizens, and then finally the general public.

We have completed invaluable analysis of data in reference to property tax and education costs and completed an extensive questionnaire to all Region 17 employees, which provided significant results.

In conjunction with our studies in Killingworth, we continue to research what other towns are doing in this area and First Selectman Eno of Lyme gave us a valuable insight into his town's progress with their town sponsored housing program.

We have reached out to other Town boards and commissions with limited results, including an all-committee meeting last year. Perhaps the BOS could take the lead in bringing all Killingworth committees to an exchange of ideas forum several times a year?

We have had some interaction with Planning and Zoning ("P & Z"), although with some frustration. Clearly, any recommendations we make will need to be approved by that commission. It is not our intention to simply prepare a final report and have it filed away. We fully intend to pursue the implementation of any recommendations we propose.

We were informed last year by P & Z about the new "Plan of Conservation and Development" they were working on and accordingly, KHP prepared recommendations in reference to the Alternate Housing section of the plan. We drafted these recommendations in such a way to allow discussion with P&Z, mostly outlining the sections of Killingworth regulations that could be modified. It is important to realize that the legal basis for the preparation of this plan is section 8-23 of the General Statutes and it specifies ten primary issues, four of which are directly being considered by KHP. Despite several efforts and communications, we have received no reasonable reply from P & Z to date. We have asked to be placed on the P&Z meeting agenda to discuss these and other issues and have also invited any member of P&Z to join or monitor our committee, to no avail. The Plan of Conservation is now finalized.

We still feel that the areas we are exploring are all within the framework of the Plan. These areas include:

- Accessory apartments.
- Conservation subdivision.
- Two-family dwellings.
- Age restricted housing.
- Town sponsored housing.
- Energy conservation housing.

We appreciate that this BOS along with former First Selectman Marty Klein have tackled the issue of a Housing Authority to administer the existing Affordable Housing properties in town. We understand that KHP is the appeals board and we have in fact received our first appeal. We look forward to strengthening the process and procedures of this Authority and be able to use its framework for possible other housing options.

We also understand that communication to all our citizens is vital and we look forward to other points of view and perspectives. Once we have compiled all our data and taken into consideration the concerns of other boards, commissions, committees and citizens, we will make formal recommendations, present and defend them to the public and lead to implement the changes to our regulations. We will also stay engaged with the private and public sector in our ultimate goal of balancing the housing opportunities for all our citizens.

We are making excellent progress and look forward to updating you further in due course.

Sincerely,

Tony Savino, Chairman
 Kathy Smith, Vice Chair
 Rob Artus, Member
 Chrissy Roelefsen, Member
 Pat Worth, Member
 Cynthia Goering Goldblatt, Clerk

Addendums:

- Mission Statement
- Tax and Pupil Comparative Analysis
- Region 17 Questionnaire
- “Plan” letter of recommendations.

Mission Statement

The Killingworth Housing Partnership, with volunteer members of the community, will dedicate their time, effort, expertise, and good sense to accomplish the following:

- Evaluate the existing housing conditions, including the need and availability of housing units to accommodate younger families entering the housing market for the first time, (Starter Housing) and our older neighbors who are now on limited incomes and wish to remain members of our community in smaller, more efficient units, (Downsize Housing).
- Compile options and make recommendations, for discussion with our Board of Selectman, other town boards and committees, and the community as a whole, to solve imbalanced conditions of our housing market.
- Present solutions for approval by our Board of Selectman, other town boards and committees and the community as a whole, for implementation of new housing units as required to maintain continuity of our entire and diverse townspeople.

Tax and Pupil Comparative Analysis

The following is a summary of our analysis of property taxes and school attendance figures for single-acre zoned properties versus multi-acre zoned properties:

There appears to be a perception that single-acre and/or cluster housing encourages young families with children which in turn presents a greater burden to the Killingworth school system than multi-acre zoned properties.

Accordingly, we set out to gather hard data to determine if this sentiment is accurate.

In the early to mid 1990's, two developments were established in Killingworth in which single-acre zoning was approved. Single-acre minimum zoning on these streets, Patrick Drive and Warwickshire Drive, resulted in the construction of 24 homes which averaged approximately 2,000 square feet in size. Since these are the only properties fitting the single-acre development profile, we considered all 24 properties in our analysis.

With the assistance of Region 17 Superintendent Gary Mala and the staff at the Killingworth Town Hall, we conducted analysis of property taxes of the above properties from 2001 to the present and determined the number of children who attended Region 17 Schools for each house for each year from 2001 to present.

The analysis revealed an average of 0.976 children, or one child per house per year, who has attended Region 17 schools for each single-acre residence from 2001 to present.

We then conducted exactly the same analysis on 24 randomly selected homes constructed on multi-acre lots during the same time period on Laurel Ridge Trail and Beech Tree Ridge. Homes on these streets average approximately 3,000 square feet in size.

The analysis revealed an average of exactly 1.00 children, or one child per house per year, who has attended Region 17 schools for each multi-acre residence from 2001 to present.

CONCLUSION:

Our study revealed that lot-size has no bearing on the number of children attending Region 17 schools and that single-acre zoned developments do not present any greater or lesser burden on the school system than do multi-acre zoned developments built during the same time frame.

Note 1: It could be argued that single-acre zoned properties pay less property tax than multi-acre zoned properties and as such, do indeed burden the Town in that they provide less tax per child. Our analysis revealed the average tax paid per household from 2001 to present for single-acre properties was \$4,918.85 and was \$6,530.44 for multi-acre zoned properties. This argument therefore does hold some water (depending on the percentage of taxes paid for education), however this is not a surprise – the Town realizes that there is a slightly extra burden of taxes when providing single-acre residences to certain eligible persons (approximately \$1,500 per year per household).

Note 2: It is worth noting that the average number of school children attending Region 17 Schools TOWNWIDE from 2001 to present is approximately half of one child per residence per year. This was deemed consistent with the fact that newer developments typically attract more families than do more rural or established properties.

Region 17 Employee Questionnaire

The following is a summary of the results of our questionnaire to 429 Region 17 employees:

There appears to be a perception that many of our teachers, employees and first responders find house prices in Killingworth prohibitive. Further, that grown children of lifelong residents cannot find “starter” housing opportunities in Killingworth and similarly, our seniors wishing to downsize have few options to do so in Killingworth.

Accordingly, we set out to gather hard data to determine if this sentiment is real. We constructed a letter and a two-page questionnaire which, with the generous assistance of Superintendent Gary Mala, was distributed to 429 Region 17 employees.

We received 113 responses, of which 25% said they did not currently reside in Killingworth, but would like to. Of those, 91% stated they were prevented from doing so because housing prices in Killingworth were cost prohibitive.

QUESTIONS ASKED:

The questionnaire asked the following questions and provided opportunities for general comments with each question:

1. **Do you currently reside in Killingworth?**
2. **If yes, how long?**
3. **If you do not currently reside in Killingworth, where do you reside?**
4. **Would you like to reside in Killingworth?**
5. **If you would like to reside in Killingworth, what is preventing you from doing so? Please answer by checking one or more boxes and/or providing your comments below:**
 - Killingworth housing prices are prohibitive.**
 - Killingworth property taxes are too high.**
 - Spouse or family commute (e.g. spouse works in Waterbury etc)**
 - Family obligations (e.g. mother resides in Windsor etc).**
 - Other reason.**

6. **In order for housing to become more affordable in Killingworth, it may be necessary to modify existing Planning and Zoning regulations, while continuing to maintain ground water quality and maintaining the rural character of Killingworth. If this were achieved, would you be willing to buy or rent property under the following conditions (please check as many boxes as you like):**
- Single-Acre Housing (such as the single-acre zoned properties built in Killingworth on Patrick and Warwickshire Drives in the mid-1990's)**
 - Accessory Apartments (a detached apartment on an existing property)**
 - Town Sponsored Housing (such as land-lease properties where the Town owns the land and the resident owns the building).**
 - Two-Family Dwellings**
 - Over 55 Housing**
 - Cluster Housing (houses grouped together on larger parcels of land)**

RESULTS

Of the 429 employees surveyed, we received 113 responses (26%)

Of the 113 respondents:

- 23 already reside in Killingworth (20%).
- 90 reside outside Killingworth (80%)
- Of the 90 who reside outside Killingworth, 24 reside in Haddam or Higganum (21% of the total respondents, 27% of the non-Killingworth respondents).

Of the 90 respondents who reside outside Killingworth:

- 23 said they would like to reside in Killingworth (25%).

Of the 23 who said they would like to reside in Killingworth:

- 21 said they were prevented from doing so because Killingworth housing prices are prohibitive (91%).
- 8 said they were prevented from doing so because Killingworth taxes are too high (35%).

- 7 said they were prevented from doing so due to spouse commute, family obligations or other considerations (30%).

Of the 25 respondents who answered question 6:

- 23 (92%) said they would consider Single-Acre Housing
- None said they would consider Accessory Apartments
- 5 (20%) said they would consider Town Sponsored Housing
- 3 (12%) said they would consider Two-Family Dwellings
- 4 (16%) said they would consider Over 55 Housing
- 10 (40%) said they would consider Cluster Housing

REGION 17 EMPLOYEE COMMENTS

Our Region 17 questionnaire encouraged employees to provide comments. The following are the comments they made, reproduced in full:

1. A teacher who would like to reside in Killingworth but is prevented from doing so because property prices and taxes are too high said: **“This sounds like a great idea. When I bought my house 4 years ago, nothing in Killingworth was even close to my price range.”**
2. A teacher who resides in Middletown and would like to reside in Killingworth but feels property prices are prohibitive said: **“When I have children I would like to raise them in a town like Killingworth.”** She added: **“I agree that many teachers cannot afford to reside in Killingworth or Haddam. Some reasonably sized houses that don’t alter the small town feel of the town would be a great idea.”**
3. A teacher who resides in Simsbury in a “very small house” and would like to reside in Killingworth but is prevented from doing so by property prices said: **“I would love to live here but can’t afford it now.”**
4. A school psychologist who does not reside in Killingworth said: **“Maybe in the future I would consider moving but I did not look in Killingworth when we were buying a house recently. The prices were out of our reach.”**

5. A teacher who resides in Clinton and would like to reside in Killingworth but is prohibited by property prices said with regards to single-acre housing: **“Thank you for taking on this initiative. I am amazed by your efforts and hope this project is successful.”**
6. A teacher who does not reside in Killingworth feels that property prices are prohibitive to living in Killingworth would maybe consider living here said: **“I am not sure I want to run into my students and their families on my time off.”**
7. A teacher who resides in Clinton and would like to reside in Killingworth but feels prices are too prohibitive said: **“I purchased my home in Clinton a few years prior to employment in Killingworth. I will be putting my home on the market in the spring or summer of 2008. Chances are I will not find an affordable home on my teaching salary in Killingworth and therefore will have to commute a greater distance to work. I will probably have to purchase a condo in place of a house.”**
8. A teacher who currently resides in Niantic said: **“We are considering a move to Killingworth as well as neighboring towns such as Chester, Haddam and Essex. It appears that you can get more for your housing dollars if you look at Haddam and/or Chester. Although there may be older, less updated homes available at an affordable price, newer homes are out of reach. I think many towns, including Killingworth need to provide more affordable housing options especially for young adults who are just starting to make their way.”**
9. A teacher who resides in Middletown and does not want to reside in Killingworth said: **“Killingworth is far too suburban. Also the houses are far too expensive and sometimes too large. Most of them are not energy efficient. The town is not diverse and neither are the schools. Children require transportation to and from everywhere. They are not at all independent. I do not want to reside where I teach.”**
10. A teacher who resides in Rocky Hill and would like to reside in Killingworth but is prevented from doing so by property prices said: **“I can’t yet afford to buy any house in CT. I will hopefully have saved for a down payment by 2010. My wife and I would like a house with at least 3 bedrooms for under \$300,000.”**
11. A teacher who resides in Rocky Hill and would not like to reside in Killingworth said: **“My husband works in Windsor and I prefer not to reside and work in the same district.”**

12. A teacher who resides in Westbrook and does not want to reside in Killingworth said: **“I don’t want to reside in the town I teach in. Lack of privacy.”**
13. A teacher who resides in Middletown and does not want to reside in Killingworth said: **“Too expensive. I prefer living in an area of central location.”**
14. A teacher who resides in East Lyme and might like to reside in Killingworth said: **“I like where I reside. Anxiety about living in the town I teach. Keeping options open for the future. I’m not familiar with the current residences in Killingworth.”**
15. A teacher who resides in North Haven and does not want to reside in Killingworth said: **“If my husband and I move this way once our children are out of college we would consider Essex or Chester.”**
16. A teacher who resides in Westbrook and does not want to reside in Killingworth said: **“I like living on the shoreline.”**
17. A teacher who resides in Clinton and does not want to reside in Killingworth said: **“I have lived in Clinton for 30 years and Guilford for 20 years. I want to reside close to the water and I like the diversity found in those towns.”**
18. A teacher who resides in Deep River and does not want to reside in Killingworth said: **“Best not to reside in the town where you teach.”**
19. A teacher who resides in Clinton and does not want to reside in Killingworth said: **“Too far from the sea.”**
20. A teacher who resides in Branford and does not want to reside in Killingworth said: **“I love living in Branford. I would not relocate my children to Killingworth. I like being able to sit on the bleachers at my son’s game and just be another mom. I like living in a different town than I teach in, it’s much easier socially. Branford offers much more in terms of recreation, beach, shops etc. Too rural for me.”**
21. A teacher who resides in East Haddam and does not want to reside in Killingworth said: **“I mean no offense to the town of Killingworth. It’s just that living east of the river is better geographically for my family.”**
22. A teacher who resides in Clinton and does not want to reside in Killingworth said: **“It is a very nice town. I believe in trying to stay put so that my kids come HOME to their roots whenever they visit my husband and me. I like the rural feeling of Killingworth. Try not to lose it. That is what attracts families to this town.”**

23. A school counselor who resides in Plainville and does not want to reside in Killingworth said: **“My husband and I just bought our house in August. It is closer to his company and being self-employed we need to reside closer to his work.”**
24. A teacher who resides in Old Saybrook and does not want to reside in Killingworth said: **“I like the town I reside in and own a home there.”**
25. A teacher who resides in Bethany and does not want to reside in Killingworth said **“I like to reside in a location that is central to the state. I enjoy living in New Haven County because there is a lot to do in terms of leisure activities.”**
26. A teacher who resides in Portland and does not want to reside in Killingworth said: **“I want to reside in a more central part of the state....easier to get to more places around the state.”**
27. A teacher who resides in Madison and does not want to reside in Killingworth said: **“Killingworth is a wonderful town but I really don’t have any intentions of moving.”**
28. A teacher who resides in Old Saybrook and does not want to reside in Killingworth said: **“I happen to love Old Saybrook-great walking downtown, flat for biking, great events and parades and free concerts in the summer.”**
29. A teacher who has lived in Killingworth for six years said: **“If my husband hadn’t already built the house 15 years ago we wouldn’t be able to afford to reside here now.”**
30. An office employee who has lived in Killingworth for 33 years said the reason more region 17 employees do not reside in Killingworth is:
 - a. **Affordability.**
 - b. **I am guessing that some teachers prefer to reside in a different town than they teach in.**
31. A teacher who has lived in Killingworth for 25 years said: **“The cost of building a home is too expensive due to land-use restrictions.”**
32. A teacher who has lived in Killingworth for 25 years said the reason more region 17 employees do not reside in Killingworth is: **“Choice, Housing prices are too high and taxes are too high.”**
33. A teacher who has lived in Killingworth for 40+ years said the reason more region 17 employees do not reside in Killingworth is: **“I believe some already have**

- established homes in area towns. If not then there are very few rentals or starter homes to attract new residents.”**
34. A teacher who resides in Killingworth said: **“My husband and I are wondering if residents are going to have an opportunity to voice an opinion about one acre zoning - it should not be an option.”**
35. A teacher who has lived in Killingworth for 20 years said: **“I have never asked anyone why they do not reside in Killingworth; however it might have to do with family obligations or the cost of living in this town.”**
36. A teacher who has lived in Killingworth for 10 years said: **“Young teachers can not afford the houses in town and the 2 acre min. We bought our land and built our house slowly as we could afford it. This is the only way we have been able to reside in town. We are still not done. The interesting thing is they have taxed us as being done for years and not inspected even after appeal. This does not encourage young home buyers/builders.”**
37. A bus driver who has lived in Killingworth for 43 years said the reason more region 17 employees do not reside in Killingworth is: **“They can’t afford it.”**
38. A teacher who resides in Farmington said: **“We have only owned our current home for one year. The town is convenient to restaurants, shopping and to Hartford (where my husband works). Therefore, we would not consider moving in the near future”.**
39. An office employee who has lived in Killingworth for eight years said the reason more region 17 employees do not reside in Killingworth is: **“High taxes, expensive houses too far away from shopping, at least a pharmacy(CVS) would be nice. Affordable (small) rents for singles/young people and retirement would be nice. Plowing could be improved.”**
40. A teacher’s Assistant who has lived in Killingworth for 14 years said the reason more region 17 employees do not reside in Killingworth is: **“Some people may not want to work out of their district so they don’t encounter conflicts with their children and/or policy. I choose to work in district; others choose specifically not to work in district.”**
41. A teacher who resides in Higganum and would not like to reside in Killingworth said: **“Killingworth seems like a fine place to reside, but I am very happy in Higganum and my kids are in the same district as where I work. Haddam is facing the same issues-affordable housing with affordable taxes while still maintaining quality education. Good Luck!!”**

42. A teacher who resides in Higganum and would not like to reside in Killingworth said: **“We are pretty invested in our home in Higganum. If we were to move it would probably be to a more suburban area.”**
43. A teacher who resides in Higganum and would possibly like to reside in Killingworth said: **“If we decide to move for some reason Killingworth would be a possibility. We are not currently interested in moving.”**
44. A custodian who resides in Higganum and would not like to reside in Killingworth said: **“I have nothing against living in Killingworth; it would not work for me at this time. I did however like Killingworth much more before all of the building that took place in the last 15 years or so.”**
45. A teacher who resides in Higganum and would not like to reside in Killingworth said: **“I am settled in Higganum. We reside conveniently to Route 9.”** The sentiment of being happy where they currently reside, being “settled in” or close to conveniences was shared by a teacher from Old Lyme, a coordinator from Haddam, a sub from Higganum and a specialist from Farmington.
46. A teacher who resides in Higganum and would not like to reside in Killingworth said: **“I grew up in Killingworth. When my husband and I were looking for a home we wanted to stay in the area but the taxes and price of homes was much too high in Killingworth.”**
47. A teacher who resides in Higganum and would not like to reside in Killingworth said: **“We reside in my husband’s family house and want to continue to keep it in the family and pass it on to our children.”**
48. A teacher who resides in Haddam Neck and does not want to reside in Killingworth said: **“I have no plans to move but I applaud your efforts to provide affordable housing options.”**
49. A teacher who resides in Higganum and would not like to reside in Killingworth said: **“Much too expensive, taxes are too high.”**
50. A teacher who resides in Middletown said: **“We are in the process of selling our house in Middletown and trying to find a house in Killingworth or Haddam. I can confirm that there aren’t many properties available in our price range”.**

We are currently in the process of initiating a similar questionnaire with First Responders (fire, ambulance etc) and with Over-55’s.

Conservation Plan Recommendations:

The following is a letter sent by KHP to Tom Lentz, Chairman of the Killingworth Planning and Zoning Commission on 9/20/07. To date, no reasonable reply has been received from Mr. Lentz:

Killingworth Housing Partnership
Town Office Building
323 Route 81
Killingworth, CT 06419
Tony Savino, Chairman

September 20, 2007

Killingworth Planning and Zoning Commission
Town Office Building
323 Route 80
Killingworth, CT 06419
Thomas L. Lentz, Chairman

Subject: “Plan of Conservation and Development for the Town of Killingworth”, preliminary draft. Comments and recommendations to be considered for incorporation in the final version of “Plan”, in reference to Alternative Housing, as being studied by the Killingworth Housing Partnership.

Dear Tom,

The Killingworth Housing Partnership has been studying the issue of balanced housing in town. Although we have just started our work this spring, we have concluded that there is an inequity in the housing stock in Killingworth. The median price of \$450,000 is nearly twice the County and State averages, with new houses averaging nearly \$750,000, way beyond the means of most of our State’s population. In the year 2005 only 24 sales under \$300,000 were recorded, while 77 sales of over \$300,000 were recorded, two thirds of which were over \$400,000.

As the legal basis for preparing the “Plan”, which the Planning and Zoning commission has drafted, section 8-23 of the General Statutes of Connecticut directs the commission preparing “Plan” to consider ten (10) primary issues, the second being “the need for affordable housing”, the fourth being “the use of cluster development”, the eighth being “the needs of the municipality including ...housing...”, the ninth being “energy efficient patterns of development, the use of solar and other renewable forms of energy and energy

conservation". These are all issues being studied by the Killingworth Housing Partnership.

Our committee has realized that to keep our town in balance and to protect our future well being, the primary component needs to be its people. Although protecting our rural character, our ground water and our tax base is also extremely important, without a well balanced community the future of Killingworth is in jeopardy. The people who live, work, play, grow, educate, protect, volunteer and grow old in Killingworth are its most valuable resource.

The existing housing condition **does not** address the need for affordable housing, especially for our young citizens who have grown up in town, our teachers, our volunteer firemen, our future. Also our older citizens who have raised their families, paid taxes, donated their time and experience, and who would like to continue to live in the community they helped to establish, in smaller more manageable houses. We therefore make the following comments, and recommendations:

There are six (6) areas that our committee is evaluating and will make more detailed recommendations as our work progresses, including;

1. ACCESSORY APARTMENTS
2. CONSERVATION SUBDIVISION
3. TWO FAMILY DWELLINGS
4. AGE RESTRICTED HOUSING
5. TOWN SPONSORED HOUSING
6. ENERGY CONSERVATION HOUSING

As we continue with our work more areas may be added for consideration.

ACCESSORY APARTMENTS

The current Accessory Apartment Regulations (Sections 65A thru 65D.8) should be strengthened to include housing for young couples and families, and older downsized couples and families on existing single family residences. This would help minimize the need for extensive infrastructure including new roads and utilities. These units can be attached, converted or free standing structures, kept within the existing setback regulations and limited to two (2) bedrooms and 1,000 S.F, or 1/3 of primary residence, whichever is smaller. Primary residence should have minimum of four (4) acres. These units can be new or be part of a renovation to existing accessory structures. If possible,

existing well and septic should be used or modified according to State Health Regulations.

Sections to be modified:

65C.9
65D.1.a
65D.1.b
65D.2.a
65D.2.b
65D.2.c
65D.3.9

CONSERVATION SUBDIVISION

The current Conservation Subdivision Regulations (Sections 63A thru 63F) should be strengthened to allow higher density single family residence while still preserving unique natural, historic and permanent open space. These regulations should allow a subdivision to double the density to one (1) acre lots.

Sections to be modified:

63C.3
63F.3
63F.4

Other sections to be added:

- Architectural review and requirements
- Landscape review and requirements

TWO-FAMILY DWELLING

The current Two-Family Dwelling Regulations (Sections 66A thru 66D.6) should be strengthened to allow higher density two-family residences on one (1) acre lots. These units should be limited in size and total bedroom counts of four (4) per site. Special care should be taken in the architectural review elements. If possible, joint wells and septic should be used. A permanent buffer zone should be incorporated to protect the rural character of Killingworth.

Sections to be modified:

66B
66C
66D.1
66D.2
66D.3

Other sections to be added:

- Architectural review and requirements
- Landscape review and requirements

AGE-RESTRICTED HOUSING

Housing should be provided in Killingworth for persons over age 55. New regulations should be adopted to permit high density residential and associated uses such as community centers and outdoor recreational facilities. Community wells and septic systems should be considered. These regulations should include conversation buffer zones to protect rural character of Killingworth. These subdivisions would provide affordable housing for persons over age 55 without requiring increased taxes for education of children and allow a preference of existing Killingworth residences to remain in our community on more manageable properties. These regulations should include a limit on approved units per year and an overall maximum approved units.

TOWN SPONSORED HOUSING

Housing should be provided to Town employees, Region 17 employees and Town volunteers (teachers, firemen, etc.) in Town-owned (for rental) or Town-developed (for ownership) properties. This may include the development of new higher density zones and may utilize Town owned or Town acquired property with the creation of new funds to accommodate these objectives.

ENERGY CONSERVATION HOUSING

As a way to encourage alternate energy systems and reduce the cost of land acquisition, an option for higher density one acre lots should be considered for housing that takes advantage of alternate energy systems, including passive solar energy, active solar energy, wind energy, grey septic systems and other alternate energy systems and design techniques.

The Killingworth Housing Partnership continues to strive to be the town's best authority on balanced and alternative housing. We are starting a new phase of our work; including

how any final proposals and changes in zoning regulations we would make effects the rural character, the ground water supply and the tax base of our community. We appreciate the opportunity to comment on your preliminary draft of the Plan of Conservation and Development and, we expect that you will take into consideration our recommendations in your final version.

Our goal is to help make affordable housing available to those in our community who secure our future and bridge our past.

Thank you for the time and energy your commission has expended in this very important plan.

Sincerely,

Tony Savino
Chairman, Killingworth Housing Partnership

Katherine Smith, Vice Chairman
Rob Artus, Member
Chrissy Roelofsen, Member
Pat Worth, Member
Mike Board, (on leave of absence).

End of Interim Report