

Minutes of Regular Meeting No. 1006 of the Killingworth Planning & Zoning Commission held on Tuesday, June 21, 2011, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

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Present: T. Lentz, Chairman C. Jefferson, ZEO
L. Annino, Jr.
S. Morgan
E. Hayash
D. Gross
P. McGuinness (seated for J. Adametz)

1. Call to Order

T. Lentz called the meeting to order at 7:00 PM.

2. Minutes of Regular Meeting No. 1005 Held June 7, 2011

Motion by Annino, second by Hayash, to approve June 7, 2011 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Letters from Cathie S. Jefferson, Z.E.O., to Dean Bochanis, Robert Sojka, D'Amato Killingworth LLC, all dated 6/17/11 Re: Sign Violations.

(2) Letter from Inland Wetlands & Watercourses Commission to Thomas Lentz dated June 20, 2011 Re: Interstate Battery addition. No regulated activities were proposed.

(3) Inland Wetlands & Watercourses Commission Minutes from June 14, 2011 Meeting.

(4) Invoices from Howard and McMillan for legal services dated 6/9/2011 in the amounts of \$325.50 and \$310.00.

(5) Original letter from Jacobson & Associates to Planning & Zoning Commission dated June 7, 2011 Re Sherwood Forest Subdivision, Bond Release.

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(6) Special Exception Application #271, Raymond & Michelle Johnston, 13 Dudley Towne Road, Map 36, Lot 41C, Accessory Apartment within Structure.

5. Old Business

(a) Special Exception #269, Interstate Battery – 150 Route 80, Robert & Toni Judge – public hearing scheduled for July 5, 2011

Chairman Lentz noted the public hearing is scheduled for the next meeting on July 5th. C. Jefferson noted she met with Michael Harkin after the last meeting and it was determined the setback line goes through the corner of the addition so they will be going before the Zoning Board of Appeals for a variance at the end of July. The public hearing for this application on July 5th will be opened and then continued until the first Planning & Zoning meeting in August.

C. Jefferson distributed an article from the Connecticut Bar Association relating to “Lawful Intensification or Unlawful Expansion.” She noted the intent was to always use that piece of property for Interstate Battery and so that use of the setbacks would be okay.

6. Zoning Enforcement Officer's Report

C. Jefferson noted there is a Forest Stewardship Workshop (and field tour) being held on Saturday, June 25, 2011 at 1:00 PM, at the RSD #17 property off Maynard Road in Higganum for anyone that wishes to attend.

C. Jefferson noted Attorney William Howard has filed the paperwork on the Cease & Desist Orders for 19 Tower Hill Road and 21 Kenilworth Drive. The Abatement Order goes to Court on July 11th.

C. Jefferson noted there are several sign violations (earlier noted letters). Letters have previously gone to the business owners to no avail. She has now sent Cease & Desist Orders to the property owners. There can be no signs within 50 feet of the road other than a directory sign.

7. New Business

(a) Special Exception #271, Raymond & Michelle Johnston, 13 Dudley Towne Road, Map 36, Lot 41C, Accessory Apartment within Structure

