

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 5<sup>th</sup>. 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 5<sup>th</sup> 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 11<sup>th</sup>.

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

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Mr. Johnston was present. He briefly stated his application was for an accessory apartment for his mother-in-law who will eventually have to live with them full time due to health reasons. This will allow her to keep her own independence. The accessory apartment has its own driveway, it is completely off the road and not visible, separate entrance on side of the house. The basement is walkout. The window has been expanded for proper egress size. They are now talking about adding a kitchen which would make it an accessory apartment. Chairman Lentz noted the public hearing has been scheduled for July 19<sup>th</sup>.

#### 8. Report of Officers and Subcommittees

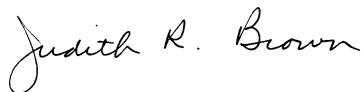
Chairman Lentz noted the public hearing for the proposed regulations has been moved to August 2, 2011 due to the political caucuses that were being held on July 19<sup>th</sup>.

Chairman Lentz noted the Selectmen have used the funds received from the State relating to the Plan of Conservation and Development for the temporary position of Land Use Administrative Assistant.

#### 9. Adjournment

There being no further business, the meeting adjourned at 7:30 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

cc:	Town Clerk	Conservation Commission
	Board of Selectmen	Inland Wetlands & Watercourses Commission
	Commission Members	
	C. Jefferson	Housing Partnership
	R. Leighton	William Howard, Esq., Commission Attorney
	D. Shanoff	Joseph Dillon, Town Engineer