

Present: T. Lentz, Chairman
S. Morgan
D. Gross
R. Davis
J. O'Brien (non-voting alternate)
C. Jefferson, ZEO

1. Call to Order

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

Motion by Gross, second by Davis, to add Application #274, Town of Killingworth, Parmelee Farm, to New Business. PASSED UNANIMOUSLY.

2. Minutes of Regular Meeting No. 1015 Held November 1, 2011

Motion by Gross, second by Morgan, to approve November 1, 2011 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Budget Request for next year. Chairman Lentz to fill out.

(2) Application #273, Interstate Battery, 150 Route 80 – Special Exception.

(3) Application #274, Town of Killingworth, Parmelee Farm – Special Exception, Municipal Improvement – Reconstruction of Historic Schoolhouse.

(4) Letter from R. E. Leighton, Building Official, to Peter Olausson dated November 5, 2011 Re Non-Permitted Work, Recent Permit Application & Inspection.

(5) Certified Mail Green Card signed by Gerald Lucas.

(6) Miscellaneous letters between Richard Leighton and Donna Shanoff regarding access to a property.

It is noted for the record Jeff Cook, new alternate, was present.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

C. Jefferson noted the Freedom of Information request was mailed to Jerry Lucas and a receipt (certified green card) was received back in the mail. This was concerning the Parmelee Farm Master Plan.

C. Jefferson noted letter was received from Connecticut Siting Council regarding work on the Route 80 Cell Tower. No more equipment or antennas, but swapping out with new equipment.

7. New Business

(a) Special Exception #273 – Interstate Battery, 150 Route 80 – addition (Map 33, Lot 39)

Michael Harkin, Professional Engineer, was present on behalf of Robert and Toni Judge. He explained a previous application had been submitted which required a variance. The Zoning Board of Appeals denied that variance. A new application has been submitted for a 50' x 40' addition (located within the center of the U-shaped building) and within the building setback lines for the Industrial Zone. This property is in a Residential Zone with an Industrial Use. Both the 30 foot setback for Residential is shown on the plans as well as the 80 foot (rear and side setback) and 70 foot (front setback) for Industrial. The proposed dwelling meets all the setback requirements as well as height and maximum lot coverage. Wetlands approval has been obtained and it is expected approval will be forthcoming from the Health Department by the next Planning & Zoning Meeting. A public hearing was not scheduled at this time.

There was a brief discussion as to why the ZBA denied the variance. Mr. Harkin noted they didn't want to make the property more nonconforming. The size of the original addition was 22' x 28'. Mr. Harkin explained why this addition was so much bigger than the previous request. It had to do with usage of the existing back building.

Mr. Harkin noted the addition would be used for material storage. Garage doors would be put on the back area. The proposed addition would be of the same make and material as the existing building prior to the addition put on in 2003 by the Zoning Commission. They are looking at a wooden structure with same type of siding (brown vinyl) with same type of roof matching current shingle. The proposed building would fall between the two building peaks. They plan on staying with the lower building peak. Chairman Lentz noted the Commission would like to see a drawing or design of what the building will look like. Mr. Harkin noted he would have a sketch for the next meeting.

Chairman Lentz noted this is an expansion of a nonconforming use and there may be concerns from abutters.

Mr. Harkin noted the applicant is not looking to add any additional employees. This is strictly material storage and warehouse.

Chairman Lentz noted a public hearing will not be set until the next meeting when additional documentation is received.

(b) Special Exception #274 – Town of Killingworth, Parmelee Farm – Municipal Improvement for Reconstruction of Historic Schoolhouse – 465 Route 81, Parmelee Farm

A Municipal Improvement application was received for reconstruction of the Historic Schoolhouse. C. Jefferson explained the plan. She noted the Planning & Zoning Commission approved the Parmelee Farm Master Plan in June 2011 which showed the location of the schoolhouse. In August, a letter was received from Municipal Land Use Commission approving the location. Also in August, the Inland Wetlands & Watercourses Commission gave their permission for the reconstruction. The last approval required is from the Planning & Zoning Commission. **Motion by Gross, second by Davis, to approve Special Exception #274, Town of Killingworth, Parmelee Farm, to reconstruct schoolhouse as presented. PASSED UNANIMOUSLY.**

8. Report of Officers and Subcommittees

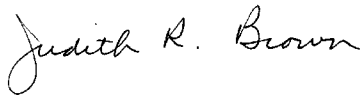
There was a brief discussion regarding filling the alternate vacancy. Mr. O'Brien will ask the Democratic Town Committee if they have a candidate for recommendation.

There was discussion regarding upcoming proposed changes to the Zoning Regulations. There was much discussion regarding mixed use in the Commercial District.

9. Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,



Judith R. Brown, Recording Secretary

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