

Minutes of Regular Meeting No. 1018 of Killingworth Planning & Zoning Commission Held on Tuesday, December 20, 2011, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

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Present: T. Lentz, Chairman  
C. Jefferson, ZEO  
J. O'Brien  
D. Gross  
R. Davis  
P. McGuinness (seated for S. Morgan)  
G. Cook (seated for E. Hayash)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1017 Held December 6, 2011

Motion by Gross, second by Davis, to approve December 6, 2011 Minutes as written.

**PASSED UNANIMOUSLY.**

3. Visitors

Robert Chase was present regarding Special Exception #274 for Boarding Stable. Chairman Lentz noted the application stated this was a commercial boarding stable and, therefore, the Code Official has reviewed this as a commercial establishment. Mr. Chase noted this will be limited to just boarders and visitors. This is not a commercial operation, there will be no shows, etc. Chairman Lentz suggested Mr. Chase revise his application and cover letter and remove the commercial aspect. The Commission will then ask the Code Official to review this again. It will simplify things. Lentz noted a report has been received from the Wetlands Commission. Mr. Chase agreed any reference to commercial would be deleted and submit a revised statement of use. The public hearing was scheduled for January 17, 2012.

4. Communications and Bills

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(1) Memo from Inland Wetlands Commission, dated December 13, 2011, Re Special Exception #274, Boarding Stable, 61 Spencer Hill Road.

(2) Memo from R. E. Leighton, Code Official, dated December 10, 2011, to Killingworth Planning & Zoning Commission Re Horse Stable Conversion, 61 Spencer Hill Road, Review and Comments.

(3) Special Exception Application #274, Robert & Catherine Chase, 61 Spencer Hill Road, for Boarding Stable.

(4) Copy of Memo from R. E. Leighton, Code Official, to Board of Selectmen, dated December 10, 2011, Re Public Potable Well Water, Parmelee Farm, Water Analysis Report.

(5) Copy of letter from R. E. Leighton, Acting Agent for Health Director, to NPI Clinton, dated December 10, 2011, Re Potable Well Water, 207 River Road, Water Analysis Report.

5. Old Business

(a) Special Exception #273 – Interstate Battery, 150 Route 80 – addition (Map 33, Lot 39) – public hearing scheduled for January 3, 2012

Chairman Lentz noted this application is scheduled for public hearing on Tuesday, January 3, 2012, at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut.

6. Zoning Enforcement Officer's Report

C. Jefferson noted the issue at 10 Warwickshire Drive has been resolved and awaiting issuance of a Certificate of Occupancy.

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C. Jefferson distributed information regarding the difference between Lawful Intensification and Unlawful Expansion. A copy of this document should be part of the Special Exception #273, Interstate Battery, file. It should be noted as background reference information during the public hearing.

C. Jefferson noted she received a packet of information from Attorney William Howard relative to bonding requirements. Once she has reviewed the information, she will distribute it to the members. There may be a need to change bonding regulations.

#### 7. New Business

(a) Special Exception #274 – Robert & Catherine Chase, 61 Spencer Hill Road – Boarding Stable

Chairman Lentz reiterated this public hearing has been scheduled for Tuesday, January 17, 2012, at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut.

#### 8. Report of Officers and Subcommittees

(a) Review Proposed Zoning Regulations

Proposed Zoning Regulations Sections 500-69 B.(13) Mixed Uses in Large Commercial District, 500-111C. General Prohibitions, 500-43. A.(10) General Principal Uses – Outdoor Wood-burning furnaces, 500-60 Site Plan Approval, Article XXVI Special Exception Procedure, Section 500-151 Supporting Information and Article XXVII Zoning Permits Section 500-169 Supporting Information were reviewed. A public hearing was scheduled for February 21, 2012.

Chairman Lentz noted he would like to appoint a subcommittee of Jim O'Brien and David Gross to explore the possibility of getting a laptop for use during Commission meetings. After

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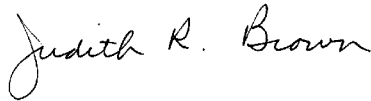
a brief discussion, it was decided Geoff Cook would bring in his laptop for a couple of meetings to see if there is a need for one. Chairman Lentz noted he put this in next year's budget as a future capital expenditure.

Geoff Cook asked what the process was for approving new regulations. Chairman Lentz explained the process in detail.

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	Housing Partnership
	C. Jefferson	William Howard, Esq., Commission Attorney
	R. Leighton	Joseph Dillon, Town Engineer
	D. Shanoff	