

Minutes of Regular Meeting No. 1017 of the Killingworth Planning & Zoning Commission Held Tuesday, December 6, 2011, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 1 of 3

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

1. Call to Order

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

Motion by O'Brien, second by Morgan, to add item to Agenda under New Business 7(c) Appointment to fill Alternate Vacancy. PASSED UNANIMOUSLY.

2. Minutes of Regular Meeting No. 1016 Held November 15, 2011

Motion by Gross, second by Morgan, to approve November 15, 2011 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Planning & Zoning Commission Budget as of 12/2/11.

(2) Copy of letter from Connecticut D.O.T. to Roger Nemergut, dated November 22, 2011 Re Proposed Residential Driveway at 46 Route 148.

(3) Letter from Town of Haddam to Town Clerk dated November 14, 2011 Re Proposed Zoning Regulation Amendments to Town of Haddam Zoning Regulations.

(4) Copy of letter from R. E. Leighton, Building Official, to M & M Realty Holdings LLC dated November 30, 2011 Re Non-Permitted Demolition, Notice of Violations & Stop Work Order.

(5) Copy of letter from Cathie S. Jefferson to Benjamin DeCrosta dated 12/6/11 Re Zoning Permit 10-74.

(6) Copy of B-100 approval signed by R. E. Leighton for Interstate Batteries.

(7) Permit Log for November.

5. Old Business

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

C. Jefferson briefly reviewed revised site plan. A public hearing was set for Tuesday, January 3, 2012.

6. Zoning Enforcement Officer's Report

C. Jefferson distributed the permit log for November.

C. Jefferson reviewed her letter to Benjamin DeCrosta noted earlier. She explained the Zoning Permit was only good for a year which was up on December 2nd. The above noted letter indicates this matter has now been turned over to the Commission Attorney.

C. Jefferson noted she would make copies of previous information she had obtained regarding expansion of a pre-existing nonconforming use and distribute at the next meeting.

7. New Business

(a) Election of Officers

Motion by Gross, second by O'Brien, to nominate T. Lentz as Chairman. There were no other nominations. Motion by Morgan, second by Davis, to close nominations. PASSED UNANIMOUSLY. Vote on original motion – PASSED UNANIMOUSLY.

Motion by Gross, second by Morgan, to nominate J. O'Brien as Vice Chairman. There were no other nominations. Motion by Morgan, second by Davis, to close nominations. PASSED UNANIMOUSLY. Vote on original motion – PASSED UNANIMOUSLY.

Motion by Gross, second by O'Brien, to nominate S. Morgan as Secretary. There were no other nominations. Motion by O'Brien, second by Davis, to close nominations. PASSED UNANIMOUSLY. Vote on original motion – PASSED UNANIMOUSLY.

(b) Appointment of Zoning Enforcement Officer

T. Lentz commented that Cathie Jefferson does a fantastic job and didn't know what the Commission would do without her. **Motion by O'Brien, second by Davis, to reappoint Cathie S. Jefferson as Zoning Enforcement Officer. PASSED UNANIMOUSLY.**

(c) Appointment to Fill Alternate Vacancy

T. Lentz noted the Democratic Town Committee has nominated Jeff Reisman to fill the alternate vacancy. Unfortunately Mr. Reisman could not be at this meeting, but he is very interested and wants to be more involved than just being an alternate on the Zoning Board of Appeals. Chairman Lentz noted he would be in favor of accepting the DTC recommendation to appoint Mr. Reisman to fill the vacancy.
Motion by O'Brien, second by Morgan, to appoint Jeff Reisman to fill alternate vacancy. PASSED UNANIMOUSLY.

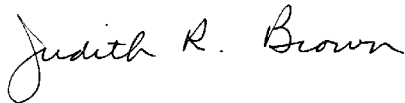
8. Report of Officers and Subcommittees

Chairman Lentz noted he had distributed a package of proposed Zoning Regulations. He reviewed Sections 500-69B.(13), 500-111, 500-43.A., 500-60, 500-151 and 500-169. T. Lentz will make changes as discussed. The proposed regulations will be reviewed again at the next meeting and a decision will be made as to whether or not to proceed.

9. Adjournment

There being no further business, the meeting adjourned at 7:37 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

Cc: Town Clerk
Board of Selectmen
Commission Members
C. Jefferson
R. Leighton
D. Shanoff
Inland Wetlands Commission
Conservation Commission
William Howard, Esq.
Joseph Dillon, Town Engineer