

Town of Killingworth
Planning & Zoning Commission
323 Route 81
Killingworth, CT 06419

Planning & Zoning Commission
Notice of Vote
August 2, 2011

Members Present – Lentz, Annino, Gross, O'Brien (seated for Hayash, McGuinness (seated for Adametz) and Davis (seated for Morgan).

Motion by O'Brien, second by Gross, to grant the requested continuation of the public hearing for Special Exception Application #269 until September 6, 2011 meeting. PASSED UNANIMOUSLY.

Motion by Gross, second by O'Brien, to approve July 19, 2011 Minutes as written. PASSED UNANIMOUSLY.

Motion by O'Brien, second by Davis, to adopt proposed amendments to the Zoning and Subdivision Regulations as presented with the exception of Section 500-43.A.(10) Outdoor Wood Burning Furnaces, effective September 15, 2011. PASSED UNANIMOUSLY.

Respectfully submitted,



Judith R. Brown, Recording Secretary

rec'd August 3, 2011 at 3:05 P.
Judith R. Brown Town Clerk

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It is noted for the record a continued public hearing for Special Exception #269, Robert & Toni Judge, Interstate Batteries, was opened at 7:00 PM. A letter dated August 2, 2011 was read into the record from Michael Harkin requesting an extension of time for the public hearing. **Motion by O'Brien, second by Gross, to grant the requested continuation of the public hearing for Special Exception Application #269 until September 6, 2011 meeting. PASSED UNANIMOUSLY.**

It is noted for the record a public hearing was held for the Proposed Amendments to the Zoning and Subdivision Regulations. Chairman Lentz reviewed the amendments. Public comment was heard and received. The public hearing was closed at 8:18 PM.

Present - T. Lentz, Chairman
L. Annino, Jr.
D. Gross
J. O'Brien (seated for E. Hayash)
R. Davis (seated for S. Morgan)
P. McGuinness (seated for J. Adametz)
C. Jefferson, ZEO

1. Call to Order

T. Lentz called the meeting to order at 8:19 PM.

2. Minutes of Regular Meeting No. 1008 Held July 19, 2011

Motion by Gross, second by O'Brien, to approve July 19, 2011 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Letter from Michael P. Harkin, Harkin Engineering, LLC, to Planning & Zoning Commission dated August 2, 2011 Re Interstate Batteries, Extension of Time.

(2) Letter from Midstate Regional Planning Agency to Killingworth Planning & Zoning

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Commission dated July 18, 2011 Re Proposed Subdivision Text Amendments.

(3) Letter from South Central Connecticut Regional Water Authority to Killingworth Planning & Zoning Commission dated July 29, 2011 Re Amendments to Zoning and Subdivision Regulations.

(4) Legal Notice of Continued Public Hearing for Special Exception Application #269.

(5) Legal Notice of Public Hearing for Proposed Amendments to Zoning and Subdivision Regulations.

(6) Certified Green Cards to Lawrence Brown and Southport Holdings LLC.

(7) Memo from Municipal Land Use Committee to Planning & Zoning Commission dated July 29, 2011 Approving Location of Pine Orchard Schoolhouse at Northwest Corner of Parmelee Farm Property.

(8) Two Invoices from Howard and McMillan both in the amount of \$679.70.

(9) Public Notice Registry Request Form for Thomas A. Cost.

(10) Affidavit of Publication for Public Hearing Notice for Special Exception #269.

(11) Affidavit of Publication and Legal Notice Publications for Proposed Amendments to Zoning and Subdivision Regulations.

(12) Notice from Planning & Zoning Commission, Town of Deep River, dated July 28, 2011 Re Proposed Amendment to Zoning Regulations Sections 7B.8 and 4.10, Livestock and Poultry in R-20 District.

(13) Letter from Cathie S. Jefferson, ZEO, to Benjamin DeCrosta dated 7/22/11 Re Zoning

Permit #10-74.

(14) Letter from Cathie S. Jefferson, ZEO, to Lawrence Brown dated 7/22/11 Re Sign Violation.

5. Old Business

(a) Special Exception #269, Interstate Battery – 150 Route 80, Robert & Toni Judge – 22' x 28' Building Addition and Repair of Existing Building Roof Section.

Chairman Lentz noted a letter requesting an extension of time for the public hearing was received and granted by the Commission due to the pending application before the Zoning Board of Appeals.

(b) Proposed amendments to Zoning and Subdivision Regulations

Chairman Lentz noted a public hearing had been held prior to this meeting where the proposed amendments were reviewed. There was much discussion regarding the Outdoor Wood Burning Furnaces and whether the pre-existing ones would need to be brought into compliance with the effective standards within a certain period of time and whether the distance to a residence should be 200 feet or 500 feet. Mr. Gross asked whether the Commission wanted to regulate these by distance or by efficiency. Mr. Annino replied both. There was also discussion as to whether or not emissions reports should be submitted every three (3) years.

Chairman Lentz noted it looked like the Commission needs to do some more work relative to the Outdoor Wood Burning Furnaces and suggested removing Section 500-43A-10 from the package. He also reiterated that when the Commission refers to "acre" it means "net buildable acre."

Motion by O'Brien, second by Davis, to adopt proposed amendments to the Zoning and Subdivision Regulations as presented with the exception of Section 500-43.A.(10) Outdoor Wood Burning Furnaces, effective September 15, 2011. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer's Report

Permit Log for July 2011 was distributed.

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C. Jefferson noted signs are becoming a huge issue in these hard economic times. Businesses are hurting and real estate agencies aren't selling houses. There is an influx of new signs.

C. Jefferson reported the new driveway along the Land Trust at the Patrick Drive Subdivision will be going in.

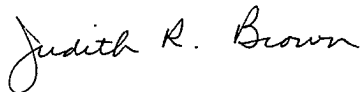
7. New Business – none.

8. Report of Officers and Subcommittees – none.

9. Adjournment

There being no further business, the meeting adjourned at 9:07 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

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Rec'd August 10, 2011 at _____
Grinda M. Dudek Town Clerk