

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

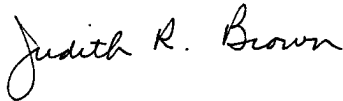
Planning & Zoning Commission
Notice of Vote
July 19, 2011

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

Motion by Hayash, second by O'Brien, to approve July 5, 2011 Minutes as written. PASSED UNANIMOUSLY.

Motion by O'Brien, second by Hayash, to approve Special Exception #271 as submitted. PASSED UNANIMOUSLY.

Respectfully submitted,



Judith R. Brown, Recording Secretary

July 21, 2011 12:20 P
Ginda M. Hudek

Minutes of Regular Meeting No. 1008 of Killingworth Planning & Zoning Commission Held on Tuesday, July 19, 2011, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

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PUBLIC HEARING - Special Exception Application #269 submitted by Robert & Toni Judge, Interstate Batteries for Special Principal Use, Residential District, Article XIII, for 22' x 28' Building Addition and Repair of Existing Building Roof Section on property located at 150 Route 80, Killingworth, Tax Map 33, Parcel 39, Rural Residential Zone. THIS PUBLIC HEARING HAS BEEN CONTINUED UNTIL AUGUST 2, 2011.

PUBLIC HEARING - Special Exception Application #271 submitted by Raymond C. & Michelle L. Johnston for Accessory Apartment on property located at 13 Dudley Towne Road, Killingworth, Tax Map 36, Parcel 41C, Rural Residential Zone.

A public hearing was held for Special Exception Application #271 that commenced at 7:01 PM and closed at 7:08 PM.

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

1. Call to Order

T. Lentz called the meeting to order at 7:09 PM.

2. Minutes of Regular Meeting No. 1007 Held July 5, 2011

Motion by Hayash, second by O'Brien, to approve July 5, 2011 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Certified Mail Green Cards were received back from Midstate Regional Planning, Clinton Town Clerk, So. Central CT Reg. Water Authority, Chester Town Clerk, Deep River Town Clerk, Madison Town Clerk, Durham Town Clerk, Haddam Town Clerk, Westbrook Town Clerk, and CRERPA.

(2) Legal Notice Publications and Affidavit of Publication for Special Exception Application #271 Notice of Public Hearing.

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

(4) Copy of letter from Cathie S. Jefferson to Steven Rickman dated 7/8/11 Re: Zoning Application.

(5) Copy of letter from Tim Gannon, Chairman Parmelee Farm Steering Committee to Cathy Iino dated July 1, 2011 Re: Pine Orchard Schoolhouse at Parmelee Farm.

(6) Copy of letter from R. E. Leighton, Code Official, to Amerigas dated July 10, 2011 Re Propane Tank Installation, 5 Lovers Lane.

(7) Copy of letter from R. E. Leighton, Code Official, to Killingworth Parmelee Farm Steering Committee, dated July 10, 2011 Re Pine Orchard Schoolhouse Permitting Requirements.

(8) Copy of letter from R. E. Leighton, Code Official, to Richard Pleines, dated July 10, 2011 Re Non-permitted Demolition & Reconstruction, Notice of Violation and Stop Work Order.

(9) Copy of letter from R. E. Leighton, Code Official, to Steven Rickman, dated July 10, 2011 Re Damaged Barn, Building Permit Denial.

(10) Copy of letter from Thad D. King, Health Director, and Richard E. Leighton, Agent of the Health Director, to Charles & Catherine Wonneberger, dated July 14, 2011, Re: 95 Schnoor Road, Notice to Abate Serious Health Violations, Discharge of Garbage and Other Organic Filth.

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 this public hearing had been continued until August 2, 2011 to allow the applicant to seek a variance from the Zoning Board of Appeals.

(b) Special Exception #271, Raymond & Michelle Johnston, 13 Dudley Towne Road. Map 36, Lot 41C, Accessory Apartment within Structure

Chairman Lentz noted there were no objections to this application and it meets all the zoning requirements.

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Motion by O'Brien, second by Hayash, to approve Special Exception #271 as submitted. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer's Report

C. Jefferson reported on the following -

The property owner at 7 LaFata came in and picked up a Special Exception application for an illegal apartment.

The property owner at 627 Route 148 came in and submitted all applications for permits for a new house.

The insurance company for the property owner on Route 148 that has the barn on the corner that was damaged from a motor vehicle accident wanted them to just restore the barn. The Town cannot issue them a permit to put it back in the same location because that is State DOT property along Route 148. They are trying to move the barn back about 10' to make it more conforming.

Relative to 21 Kenilworth and 19 Tower Hill Abatement Orders – the Court gave the property owners three (3) weeks to clean up their properties until August 1st. After that date, the Town has the right to go in and take all the stuff away and will lien the properties.

C. Jefferson reviewed Public Act 11-79 relative to subdivision bonds. The Towns are no longer allowed to hold a maintenance bond after the road has been approved. Once the Town accepts the road, the bonds must now be released.

7. New Business – none.

8. Report of Officers & Subcommittees

(a) Amendments to Regulations – public hearing scheduled for August 2, 2011.

9. Adjournment

There being no further business, the meeting was adjourned at 7:25 PM.

Respectfully submitted,

Judith R. Brown

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Judith R. Brown, Recording Secretary

cc: Town Clerk
 Board of Selectmen
 Commission Members
 C. Jefferson
 R. Leighton
 D. Shanoff

 Conservation Commission
 Inland Wetlands & Watercourses Commission

 Housing Partnership
 William Howard, Esq., Commission Attorney
 Joseph Dillon, Town Engineer

Rec'd August 1, 2011 2:40 p
Jennifer Hudek TOWN CLERK