

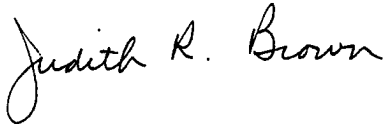
**Town of Killingworth
Planning & Zoning Commission
323 Route 81
Killingworth, Connecticut 06419**

Planning & Zoning Commission
Notice of Vote
September 6, 2011

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

Motion by Gross, second by Morgan, to approve August 16, 2011 Minutes as written. PASSED UNANIMOUSLY.

Respectfully submitted,



Judith R. Brown, Recording Secretary

Rec'd September 8, 2011 at 3⁰⁰ P
by Janice M. Dudek Town Clerk

Minutes of Regular Meeting No. 1011 of the Killingworth Planning & Zoning Commission Held on Tuesday, September 6, 2011, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 1 of 3

CONTINUED 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.

Chairman Lentz reopened the above public hearing at 7:00 PM and read into the record a letter from Michael P. Harkin, P.E., dated August 24, 2011, withdrawing this application. He noted the Zoning Board of Appeals denied the applicant's request for variance. It is anticipated the applicant will reapply meeting the setback requirements. The public hearing was closed at 7:02 PM.

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

MEETING AGENDA

1. Call to Order

Chairman Lentz called the meeting to order at 7:03 PM.

2. Minutes of Regular Meeting No. 1010 Held August 16, 2011

Motion by Gross, second by Morgan, to approve August 16, 2011 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

(a) Preliminary Discussion – Gene Garguilo – Pharmedica Property

The above noted visitor asked to be rescheduled to the next meeting on September 20th.

4. Communications and Bills

(1) Letter from Harkin Engineering, LLC to Killingworth Planning & Zoning Commission dated August 24, 2011 withdrawing application for Interstate Batteries.

(2) Letter from Cathie S. Jefferson to Douglas Buttendorf dated 8/23/11 requesting updated copy of letter of credit for Cranberry Meadow Subdivision for remaining work needed to complete private road.

(3) Three letters from R. E. Leighton, Code Official, all dated August 22, 2011, regarding Notice of Unsafe Structure, to Charles & Catherine Wonneberger, Michael Berkun and Alan M. Moss, Trustee of 2003 Living Trust & Phyllis Lorman.

(4) Clinton Planning & Zoning Commission Agenda for September 12, 2011.

(5) Affidavit of Publication for Notice of Decision from August 2, 2011 Approval of Proposed Amendments to Zoning and Subdivision Regulations.

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 – withdrawn by applicant
Chairman Lentz reiterated this application was withdrawn by the applicant during the continued public hearing held prior to this meeting. No further action is necessary.

(b) Special Exception #272, Russell Hawkins, 7 Lafata Lane – accessory apartment (Map 41, Lot 43CF) – public hearing scheduled for September 20, 2011
Chairman Lentz reminded everyone this application has been scheduled for a public hearing on Tuesday, September 20, 2011.

6. Zoning Enforcement Officer's Report

(1) C. Jefferson noted she sent letter to Douglas Buttendorf requesting an updated copy of his letter of credit for the remaining work needed to complete the private road at Cranberry Meadow Subdivision.

(2) August Permit Log distributed.

(3) C. Jefferson noted last week was very quiet due to the aftermath of Tropical Storm Irene. Killingworth had no structures damaged. Permits are just starting to come in. Follow up report at next meeting.

7. New Business – none.

8. Report of Officers and Subcommittees

Chairman Lentz noted there is a Town Meeting on Thursday, September 8, 2011, at 7:00 PM at the Killingworth Elementary School for the Outdoor Wood Burning Furnace Ordinance. He urged P&Z members to attend.

Chairman Lentz reminded everyone there is a vacancy that needs to be filled.

Bill Romero inquired as to whether or not the Planning & Zoning Commission has been approached with any real plan or application for 55 Plus Communities. Chairman Lentz noted after the Town Plan, the Commission adopted a new Zoning Regulation for this type of community but no applications have been received to date. Lentz noted the new regulation allows for reduced sized lots with open space.

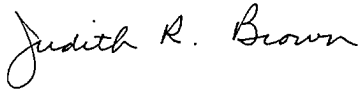
Bill Romero asked if the Planning & Zoning Commission was receptive to windmills and alternative energy sources. Chairman Lentz noted the Commission has spent some time discussing this subject. It

has talked with an expert from Yale and the Town has an Energy Committee. Lentz indicated windmills aren't really appropriate for Killingworth unless on a very large parcel and not visible. The Commission decided not to write a regulation for this, but to wait and see if a proposal might come in for the Parmelee Farm property. This should probably start with municipal and then if successful, maybe open it up to other larger parcels. Paul McGuinness noted there is already something in the Zoning Regulations about solar panels.

9. Adjournment

There being no further business, the meeting adjourned at 7:20 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

rec'd September 19, 2011 at 8⁰⁰ A
Jennifer Dudek Town Clerk