

Minutes of Regular Meeting No. 1041 of the Killingworth Planning & Zoning Commission Held on Tuesday, December 18, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 1 of 3

Present: T. Lentz, Chairman
J. O'Brien
S. Morgan
D. Gross
R. Davis
G. Cook
J. Reisman (non-seated alternate)
B. Fitzsimmons (non-seated alternate)
C. Jefferson, ZEO

1. Call to Order

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

2. Minutes of Regular Meeting No. 1040 Held December 4, 2012

Motion by Gross, second by Morgan, to approve December 4, 2012 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Legal Notice of Public Hearing from Chester Planning & Zoning Commission Re Petition to Amend Chester Zoning Regulations Section: Definitions "Livestock" and Section 40R, Animals.

(2) Legal Notice of Public Hearing from Clinton Planning & Zoning Commission Re Amendment to Zoning Regulations Section 17: Flood Hazard Zone.

(3) Notice from Madison Land Use Office of Application for Removal of Material (25,000 cubic yards) from 318 & 346 Horsepond Road.

(4) Copy of letter from Cathie S. Jefferson, Wetlands Enforcement Officer, to Kenneth Hastings dated 12/6/12 Re Activity in Violation of Permits.

(5) Christmas Card from Nathan L. Jacobson & Associates.

5. Old Business

(a) Municipal Improvement #280, 14 Parker Hill Road Ext. - 10' x 14' Shed at Killingworth Recreation Park

Chairman Lentz noted there were a few questions about this application at the last meeting so it was deferred to this meeting. C. Jefferson noted she has seen the shed and it is on the property in the location shown on the plan. It is a clapboard shed with shingle roof and in good shape. It is a beige putty color with brown roof. The shed is temporary until they build the bathrooms. It was noted the application

Minutes of Regular Meeting No. 1041 of the Killingworth Planning & Zoning Commission Held on Tuesday, December 18, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 2 of 3

states number of months permitted as six months. Jefferson noted they are probably only going to use it six months out of the year. **Motion by O'Brien, second by Morgan, to approve Municipal Improvement #280, 14 Parker Hill Road – 10' x 14' Shed at Killingworth Recreation Park as presented. PASSED UNANIMOUSLY.**

6. Zoning Enforcement Officer's Report

C. Jefferson noted she hasn't gotten any response from 202 Old Deep River Turnpike from the letter served by the State Marshal. The 30 days will be up the beginning of January.

C. Jefferson noted she spoke to Richard Leighton, Building Official, regarding the square footage numbers for accessory apartments. Leighton noted the building code says 120 square feet for living space, 70 square feet for bathrooms and 70 square feet for bedrooms. The windows and slanted roofs etc are still other things to be considered. Leighton indicated that the 360 square feet that is now required by Zoning is fine.

C. Jefferson briefly reviewed a complaint regarding the upkeep and maintenance of Beaver Dam Road which is not a town road. She explained the State allows 14 years to complete the road and while construction is going on the catch basins are raised. The individual complaining would like the Town Engineer to look at the situation. Jefferson noted she has looked at the site twice and saw no erosion or catch basin issues. There is no violation at this time. She asked if the Commission would like the Town Engineer to go out and look at it even though it is not a town road. Chairman Lentz noted perhaps the Town Engineer could take a quick look. It was noted there has never been any water ponding on the road. Jim O'Brien asked what the Town Engineer would be looking for. Lentz replied to see if there are any violations. It was agreed the Town Engineer will be asked to take a quick look at the road.

7. New Business – none.

8. Report of Officers and Subcommittees

(a) Draft Regulations

Chairman Lentz noted he has incorporated the changes discussed at the last meeting and will email them to everyone in the next few days.

Chairman Lentz reminded everyone there is no January 1st meeting, only one meeting in January on January 15th.

Jim O'Brien noted CRERPA has now been dissolved. There has been no meeting yet for the new RiverCog.

9. Adjournment

There being no further business, the meeting adjourned at 7:15 PM.

