

Minutes of Regular Meeting No. 1021 of the Killingworth Planning & Zoning Commission Held on Tuesday, February 7, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 1 of 4

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

1. Call to Order

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

2. Minutes of Regular Meeting No. 1020 Held January 17, 2012

Motion by Gross, second by Morgan, to approve January 17, 2012 Minutes with an amendment that Paul McGuinness was also present. **PASSED UNANIMOUSLY.**

3. Visitors

Donna Shanoff, Town Assessor, was present. She indicated it was her understanding a Special Exception can be granted to allow property owners to board horses and receive an income from boarding. She asked what the property owner must provide to the Commission in order to get a Special Exception. She also asked if there was a process for rescinding the Special Exception as a Special Exception runs with the property and not the property owner. Chairman Lentz replied that was correct. Any boarding stable requires a Special Exception. He noted there were 3 definitions in the Zoning Regulations relative to horse stables and the Commission is working on clarifying this. A commercial stable would require a Special Exception, a plain boarding stable would require a site plan review and a horse stable would be as of right. Ms. Shanoff asked if a commercial horse stable would require a Special Exception. Lentz replied all commercial stables require a Special Exception. She then asked if anyone who owns horses could qualify for a horse stable. Lentz replied yes. Chairman

Minutes of Regular Meeting No. 1021 of the Killingworth Planning & Zoning Commission Held on Tuesday, February 7, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 2 of 4

Lentz noted the regulations state what is required for a Special Exception. It is a fairly detailed list of items. Some of the items can be waived if not applicable. The main thing would be the site plan and approvals from the Wetlands Commission and the Sanitarian. These are submitted with the application. Ms. Shanoff asked about the numbering sequence for Special Exceptions. Chairman Lentz noted there were no numbers prior to 1983. Shanoff asked if anything prior to 1983 would have had to have a Special Exception. Lentz replied yes. He also confirmed the Special Exception continues with the property. If the property was sold and there were changes to the Special Exception, such as increasing the number of horses or wanting to put up another barn, those changes would have to come back before the Planning & Zoning Commission. Ms. Shanoff asked if there was anything specific if a property owner wished to rescind a Special Exception. Chairman Lentz noted it has never happened, but it probably could be rescinded or withdrawn. Ms. Shanoff noted she assumed the Sanitarian approval had to do with manure control and number of people for commercial use.

Gene Gargiulo noted he was present for the changes to the Zoning Regulations. Chairman Lentz explained the public hearing for the proposed changes to the Zoning Regulations was scheduled for February 21, 2012.

4. Communications and Bills

(1) Green card receipts from Certified Mail for proposed changes to the Zoning Regulations.

(2) Copy of correspondence from Richard Pleines, MLUC Chairman, to First Selectwoman Cathy Lino, dated January 12, 2012 indicating approval of the Sheldon Park Renovation as it is in keeping with the Park & Recreation Commission Master Plan.

Minutes of Regular Meeting No. 1021 of the Killingworth Planning & Zoning Commission Held on Tuesday, February 7, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 3 of 4

(3) Copy of Planning & Zoning Commission Budget as of 02/02/12.

(4) Copy of Clinton Planning & Zoning Commission Agenda for February 13, 2012.

(5) Affidavit of Publication for Notice of Decision for Special Exception #273.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

The January 2012 Zoning Permit Log was distributed.

7. New Business – none.

8. Report of Officers and Subcommittees

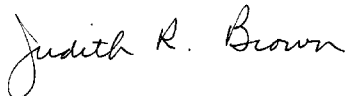
(a) Proposed Zoning Regulations – public hearing scheduled for February 21, 2012

Chairman Lentz reminded everyone there will be a public hearing at the next meeting for the proposed changes to the Zoning Regulations.

9. Adjournment

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary

Minutes of Regular Meeting No. 1021 of the Killingworth Planning & Zoning Commission Held on Tuesday, February 7, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 4 of 4

cc:	Town Clerk	Conservation Commission
	Board of Selectmen	Inland Wetlands & Watercourses Commission
	Commission Members	Public Works
	C. Jefferson	William Howard, Esq., Commission Attorney
	R. Leighton	Joseph Dillon, Town Engineer
	D. Shanoff	