

Minutes of Regular Meeting No. 1024 of the Killingworth Planning & Zoning Commission held Tuesday, March 20, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

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Present: T. Lentz, Chairman
J. O'Brien
S. Morgan
D. Gross
R. Davis
J. Reisman (seated for vacancy)
G. Cook (non-seated alternate)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1023 Held March 6, 2012

Motion by Gross, second by Reisman, to approve March 6, 2012 Minutes as written.
PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Affidavit of Publication for Killingworth Zoning Regulations Notice of Decision from February 21, 2012.

(2) Draft letter from Cathie S. Jefferson to Commercial Business & Property Owners regarding Sign Regulations.

(3) Special Exception #275, M&M Realty Holdings LLC for Special Exception at 257 Route 80.

5. Old Business

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There was a brief discussion regarding a billboard type sign at the end of the building where the cleaners and package store are located. Mr. Davis asked how that ties into the signage issue. Chairman Lentz noted the Commission is more concerned with A Frame signs, but all signs have to conform to the Sign Regulations. The maximum size is 30 square feet and one single side not more than 20 square feet. If the sign is bigger than that, it is violation.

6. Zoning Enforcement Officer Report – none.

7. New Business

(a) Special Exception #275, M&M Realty Holdings, LLC, 257 Route 80 – application in Large Commercial District for Mixed Use (Section 500-69B.(13).

Pat Benjamin, Professional Engineer, was present representing the applicant, Gene Gargiulo, who was also present. He noted they were before the Commission back in November trying to figure out what to do with the Pharmedica Building. They have now applied for a Special Exception under the new regulations recently passed. The second floor would be offices. The third floor would have six one bedroom apartments and the fourth floor would have four one bedroom apartments. There are currently 78 parking spaces and that would remain the same. The septic system is being reviewed by Maura Esposito. The tank will probably have to be replaced with a 3000 gallon tank. The building will have to have a fire suppression system. A 20,000 gallon water tank will be buried underground with piping going to the building. Mr. Benjamin explained how the roof line was going to change. He noted the architect will be present at the next meeting to review the details. The roof line is the only change to the exterior of the building. The walkout basement in the rear makes this 4 stories. There was further discussion regarding the roof line. Mr. Gargiulo noted the gables will be maintained. Mr. Benjamin noted the ends of the building will look the same as it is now. Chairman Lentz suggested leaving the gable in the front to have 3 gables. There was a concern the building was too massive. Lentz noted the Commission doesn't like continuous

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facades, they need to be broken up somewhere. Mr. Benjamin noted the Water Company was notified and sent a copy of the plans. It is in the watershed.

There was discussion about scheduling the public hearing. Chairman Lentz noted the Commission waits until all the reports are in before the hearing so it doesn't have to be continued. Mr. Benjamin noted the applicant would like to move forward as soon as possible and asked if the hearing could be schedule tonight. He assured the Commission all the reports from the sanitarian and code official would be received shortly. Chairman Lentz noted the Commission has no control over the time frame for the code official or the sanitarian.

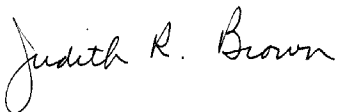
It was agreed to hold the public hearing on April 17th but the applicant will have to make sure all the reports have been received.

8. Report of Officers and Subcommittees – none.

9. Adjournment

There being no further business, the meeting adjourned at 7:30 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

cc:	Town Clerk	Conservation Commission
	Board of Selectmen	Inland Wetlands & Watercourses Commission
	Commission Members	Public Works
	C. Jefferson	William Howard, Esq., Commission Attorney

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R. Leighton

Joseph Dillon, Town Engineer