

Minutes of Regular Meeting No. 1023 of the Killingworth Planning & Zoning Commission Held Tuesday, March 6, 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  
P. McGuinness (seated for Hayash)  
J. Reisman (non-seated alternate)  
C. Jefferson, ZEO

1. Call to Order

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

Motion by O'Brien, second by Davis, to adjust the Agenda and take Item 7(a) at this time.  
**PASSED UNANIMOUSLY.**

7. New Business

(a) Margo Burns, CRERPA, Discussion Re Support for the Menunketesuck – Cockaponset Regional Greenway

Margo Burns from CRERPA and Tom Worthley from UCONN Extension Forestry were present to review the Menunketesuck – Cockaponset Regional Greenway. Tom Worthley noted he works for UCONN and has an office at the Extension Center in Haddam. Most of the time he works on forestry issues and he also teaches classes. He noted most of the forests in the State of Connecticut are owned by private individuals. There has been a lot of interest in the forests in this region. He has been working on the acronym "KFAF" (Keep Forests as Forests and Keep Farms as Farms). Mr. Worthley noted there is an initiative called Wildlands and Woodlands which recognizes farmland and forest land is the essential backdrop to the quality of life in New England. The State of Connecticut went with a statewide forest resource assessment strategy and they have come up with a document that recognizes key areas of the State in terms of the amount of forest land and that it's important.

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One of the areas as a priority forested area is this area. Mr. Worthley noted forest lands are an integral part of which we have the quality of life we have. With that backdrop, they were able to secure some grant funding from the foresters to do a special project in this region called the Lower Connecticut River and Coastal Region Forest Stewardship Initiative. He explained the Initiative and the survey results taken last fall. Mr. Worthley noted the idea is to find out what is going on in the minds of forest land owners and if there is some way they could be helped out. He noted there will be a series of information and educational programs in the next few months for forest land owners focusing on this area and issues that are special to this part of the State. In September, another survey will be done and compare the results. The survey consisted of 1900 post cards in the mail and they received 175 responses from the region. Margo Burns reviewed the survey and the Draft Work Map dated 2/2/2012. It was noted most property owners do not want to sell their property and don't want to have conservation easements on the property. They would like to keep their property as it is. Part of the Forest Stewardship Initiative is to enable them to do that. Some problems were paying taxes if their property was not in 490. They would also like to talk to forest servicers more. There just aren't enough forest servicers. The property owners value all types of information that's out there but it needs to be gotten to them more efficiently. There are a lot of programs and grants they don't know about. Tom Worthley noted they have visited most of the Conservation Commission, Planning & Zoning Commissions and some Boards of Selectmen to let everyone know there is a project going on in the region and to enlist their aid in doing projects. If there is an educational event the Town would like to participate in or help to co-host or sponsor, please let them know. This would help to raise the awareness about the importance of this resource. Mr. Worthley noted there is a lot of information to digest and if there are any questions, he urged members to get in touch with him. Ms. Burns noted the other project she would like to talk about is the Menunketesuck – Cockaponset Regional Greenway. They are looking at the region as a whole to do some strategic conservation planning. The Town of Westbrook worked on their Plan of Conservation & Development and the MCRG is part of their POCD. They focus on water quality and quantity. The

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Menunketesuck is a very important corridor for them and has been designated as such. From that initiative, they decided to bring it north. They are partnering with Fish and Wildlife which is part of the Greenway. Ms. Burns reviewed the Guinimay Trail, as well as the Planned Menunketesuck Greenway and the Metacomet Monadnock Mattabesett Trail System in Connecticut. The purpose of the Greenway is to primarily work with private forest land owners to maintain forest cover, protect water quality and quantity, scenic character, character of the region and the Town of Killingworth. Ms. Burns noted in order for this to become a Regional Greenway the Resolution needs to be passed by the Board of Selectmen. It is currently being worked on in the Towns of Chester, Deep River, Clinton, Westbrook and Haddam. There is very positive feedback from the towns and hopefully the Town of Killingworth will support it. Jim O'Brien asked if this Resolution has been sent to the Selectmen. Ms. Burns noted she has met with First Selectwoman Lino who is very supportive. The request at this meeting is for the Planning & Zoning Commission to support the Greenway and the project. Once all the Resolutions from the Boards of Selectmen are received, the applications are due May 1<sup>st</sup> to the Connecticut State Greenway Committee. Chairman Lentz noted the Town's POCD does support greenways. Mr. Worthley briefly reviewed a project currently being conducted with RSD17 on 150 acres of land north of Haddam Elementary School. Ms. Burns noted she has a database of property owners in Killingworth that they sent the survey to in the event the Town wishes to embark on its own project. Paul McGuinness inquired about the boundaries in the Resolution. Ms. Burns noted the whole town is included. It was also noted there are no motorized vehicles allowed on the trail. Chairman Lentz thanked Ms. Burns and Mr. Worthley for the presentation.

2. Minutes of Regular Meeting No. 1022 Held February 21, 2012

Motion by Gross, second by Davis, to approve February 21, 2012 Minutes amended as follows -

- ▲ Under 5. Old Business (a) Proposed Amendments to the Killingworth Regulations, 1<sup>st</sup> paragraph, 7<sup>th</sup> sentence should read, "All new units have to be Phase 2."

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**PASSED UNANIMOUSLY.**

### 3. Visitors

Commission members welcomed several Boy Scouts from Troop 18 who were present to observe. It was noted they were attending the meeting to see the different opinions expressed on topics before Planning & Zoning, one of which at this meeting was the Cockaponset Regional Greenway. The Scouts will then write their observations on the topic in preparation for their Merit Badge. Chairman Lentz explained there are many activities the Planning & Zoning Commission has to approve. Applicants submit their applications. There are regulations that must be adhered to. The Commission then reviews these applications and either approves them or turns them down. The Planning & Zoning Commission also writes regulations regulating land use and does a Plan of Conservation & Development for the Town which is a 10 year plan indicating what direction the Town should go in. The Plan refers to all kinds of development, recreation and open space.

Gene Gargiulo was present. C. Jefferson noted the application had not been received yet, but it was anticipated to come in for the next meeting. Chairman Lentz advised Mr. Gargiulo to work with Ms. Jefferson and Mr. Leighton to put together an application.

### 4. Communications and Bills

(1) Annual Bill for the Connecticut Federation of Planning & Zoning Agencies for membership dues through March 31, 2013 in the amount of \$90.00.

(2) Copy of letter from Richard E. Leighton, Building Official, to M&M Realty Holdings, LLC dated February 20, 2012, Re Proposed Vault Roof Modifications, 257 Route 80, Cursory Plan Review & Comments.

(3) Notice from Clinton Planning & Zoning Commission dated February 21, 2012 Re

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Proposed Amendment to Zoning Regulations Section 10.20: Tattoo Parlors and Body Piercing Salons.

(4) Planning & Zoning Commission Budget as of 2/27/12.

## 7. New Business

(a) Margo Burns, CRERPA, Discussion Re Support for the Menunketesuck – Cockaponset Regional Greenway

Mr. Gross noted there could be some benefit to this as far as applying for grants in the future. Chairman Lentz noted this would be consistent with maintaining the rural residential character of the Town. Motion by O'Brien, second by Gross, to support the efforts for the Menunketesuck – Cockaponset Regional Greenway. PASSED UNANIMOUSLY.

## 6. Zoning Enforcement Officer's Report

C. Jefferson noted a landscaping business has purchased the former Larry Stankus property on the corner of Route 81 and Stevens Road. He is in the process of cleaning it up. Plans are to expand his business into decorative stone retail sales and office. He will bring in a site plan.

C. Jefferson noted there is another buyer for the former Holly Loft building. The plan is for multiple uses.

C. Jefferson noted there are still problems with signs on Route 81. She is constantly chasing people down. Jefferson suggested doing a mass mailing of a letter to all commercial businesses on Routes 81 and 80 letting them know the next letter they get may not be so nice. Chairman Lentz noted perhaps one or two should be enforced to get the point across. It was noted most temporary signs are from the town or school and come down right after the event. Jefferson noted a former first selectman had suggested maybe the public works crew could take the signs and leave them down at the public works garage for the people to pick

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them up.

Permit log was distributed.

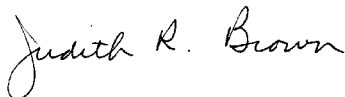
#### 8. Report of Officers and Subcommittees

Chairman Lentz noted Ed Hayash passed away. He will send a note of sympathy to the family on behalf of the Commission. Lentz noted the position would have to be filled and asked Geoff Cook if he would be willing to move up to a full position. Cook replied yes. Lentz noted that would leave Cook's spot as an alternate vacant and would have to be filled. A Special Meeting will be scheduled before the next meeting to appoint Mr. Cook as a full member.

#### 9. Adjournment

There being no further business, the meeting adjourned at 8:02 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
	R. Leighton	Joseph Dillon, Town Engineer
	D. Shanoff	

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