

Minutes of Regular Meeting No. 1026 of the Killingworth Planning & Zoning Commission Held on Tuesday, April 17, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 2 of 4

(3) Correspondence from Public Hearing for Special Exception #275 -

(a) Revised Site Plan (Existing Conditions) dated 3/27/12.

(b) Letter from R. E. Leighton, Code Official, to Killingworth Planning & Zoning Commission dated March 31, 2012 Re Pharmedica Building Conversion, Fire Protection Plan Review, Approvals.

(c) Letter from Maura A. Esposito, Director of Health, to M&M Realty Holding LLC dated March 26, 2012 Re 257 Route 80, Killingworth, Connecticut.

(d) Letter from Maura A. Esposito, Director of Health, to Killingworth Planning & Zoning Commission dated March 28, 2012 Re 257 Route 80, M&M Realty Holding, LLC.

5. Old 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)).

Chairman Lentz noted a public hearing had been held immediately prior to this meeting. The application was complete. No one was present to speak in opposition to the application.

Motion by O'Brien, second by Davis, to approve Special Exception #275. Discussion followed. Chairman Lentz noted this was pretty straight forward. It was a new regulation and the application appears to meet the requirements. Sanitation and fire protection approvals were submitted. There was a brief discussion regarding signage. Directory signs were reviewed. Above motion was amended to include the condition that any change to signage would require the applicant to present the signage change to the Commission for a modification of this approval. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer's Report

C. Jefferson noted she received a letter from the Regional Water Authority relative to

Minutes of Regular Meeting No. 1026 of the Killingworth Planning & Zoning Commission Held on Tuesday, April 17, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 3 of 4

purchasing the Lorman property (46 acres) on Burr Hill Road. The Authority was asking the Commission to support this purchase. It would be an Open Space Watershed Acquisition. The land was contiguous with other RWA holdings. It was a consensus of the members for the Chairman to write a letter of support.

C. Jefferson briefly reviewed proposed legislation recommendations from the DEEP regarding air pollution from Outdoor Wood Burning Furnaces.

C. Jefferson noted ZEO's are not allowed to go on private property without being invited. However, the Town now has the right to seek an injunction to allow a ZEO on private property.

There was a brief discussion regarding property in disarray for sale on Stevens/Green Hill Roads.

There was a brief discussion regarding the ongoing signage issue. C. Jefferson noted the deadline for removing illegal signs was April 15th. The signage at Parmelee Farm was briefly discussed. C. Jefferson noted signage is a work in progress and ongoing.

Sue Morgan asked if anything more has been heard regarding Sheldon Field. C. Jefferson replied no but they have to come to Planning & Zoning before they start anything.

No further information regarding the former True Value or Holly Loft buildings.

7. New Business – none.

8. Report of Officers and Subcommittees

Jim O'Brien noted he has been sworn in as the Commission's representative to CRERPA.

