

Minutes of Regular Meeting No. 1025 of the Killingworth Planning & Zoning Commission Held on Tuesday, April 3, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 1 of 5

Present - T. Lentz, Chairman  
J. O'Brien  
S. Morgan  
D. Gross  
R. Davis  
G. Cook  
J. Reisman (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. 1024 Held March 20, 2012

Motion by O'Brien, second by Gross, to approve March 20, 2012 Minutes as written.

**PASSED UNANIMOUSLY.**

3. Visitors

(a) First Selectwoman Catherine lino, Sign Regulations Discussion

First Selectwoman lino noted she would like to discuss the signage issues the Town has been facing. She indicated she was aware a letter had gone out recently suggesting that people who put up temporary signs must get a permit. She wanted to urge the Commission not to require people putting up temporary signs to have to get permits. She felt this was a big mistake for those trying to publicize Church events, town events, etc. First Selectwoman lino noted she understood the concerns about proliferation of signs but felt there were other ways to address it. She didn't think the Town should be in the business of issuing permits for temporary signs. Chairman Lentz noted the main concern of the Commission was the illegal commercial signs. There is a lot of those on Routes 81 and 80. A letter was sent out to everybody as they didn't want to single out just a few. It was noted it would be nice if groups would just fill out an application that would cover the whole year (not necessarily with exact

Minutes of Regular Meeting No. 1025 of the Killingworth Planning & Zoning Commission Held on Tuesday, April 3, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 2 of 5

dates) but at least that way the Zoning Officer would know who is responsible for the sign if there should be an issue with it. Chairman Lentz noted the Commission last year passed a regulation allowing for organizations to have a directory sign. Parmelee Farm has done that and the Commission would urge other organizations to do the same. Chairman Lentz referenced temporary signs from the regulations. He reiterated temporary signs are allowed but there is no such thing as a commercial temporary sign. C. Jefferson noted there should be some paperwork indicating where the signs will be placed and who is responsible for the sign. Chairman Lentz noted temporary signs should not be placed in the sight line and should be removed after the event is finished. C. Jefferson noted there was never any intent to have non-profit groups take out a permit. The issue was to have a contact person if the signs are placed in the wrong spot. All commercial signs require a permit. David Gross suggested First Selectwoman lino could compile a list of individuals she has spoken with about this matter. lino noted the distinction then is a temporary event vs. a commercial operation. C. Jefferson reiterated a commercial organization cannot put up a temporary sign, there is nothing in the Zoning Regulations that allows that. David Gross noted 99% of the town surveys done in the past say the townspeople want to maintain the rural character and it is up to Planning & Zoning as to how to regulate that. First Selectwoman lino noted she appreciated the great job Planning & Zoning is doing on preserving the rural character of Killingworth. Jim O'Brien asked if the Commission was happy with its sign regulations. Chairman Lentz replied yes, he thought so. The main concern was the proliferation of temporary signs advertising the business.

(b) Scott Papoosha, Running Brook Farms

Scott Papoosha noted he was asked by the Zoning Officer to come in to discuss the disposition of the piles of wood chips. Mr. Papoosha noted as a result of the storms last year, he received a lot of wood chips and it got a little out of control. He makes compost and mulch out of the wood chips. C. Jefferson noted she received a couple of complaints and spoke to Mr. Papoosha about this, but he doesn't have any other place to put it. Mr. Papoosha noted

Minutes of Regular Meeting No. 1025 of the Killingworth Planning & Zoning Commission Held on Tuesday, April 3, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 3 of 5

he needed a few months to dispose of it. Jim O'Brien asked if he is regularly adding to the pile. Mr. Papoosha replied no. C. Jefferson noted the complaint is just visual, not odor. The Commission agreed to give Mr. Papoosha until July 1, 2012 to dispose of the wood chips.

There was a brief discussion with Mr. Papoosha regarding special event signs. Chairman Lentz noted the new directory sign is only for rural residential, non-profit, and does not include commercial businesses. Mr. Lentz agreed to put this on the list of proposed regulation changes.

#### 4. Communications and Bills

(1) 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.

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

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

(4) New drawing of Former Pharmedica Building showing gable in the center of the building.

(5) Site Plan Application #276 for Lorraine A. Beck, 252 Chestnut Hill Road, for accessory apartment.

#### 5. Old Business – none.

Minutes of Regular Meeting No. 1025 of the Killingworth Planning & Zoning Commission Held on Tuesday, April 3, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 4 of 5

#### 6. Zoning Enforcement Officer's Report

C. Jefferson noted the individual who bought the property on the corner of Stevens Road and Route 81 (former tax office) would like to start cleaning the property up, put in some plantings and a fence, and open his office prior to putting in bins in the back for stone, etc. C. Jefferson noted she didn't see any reason why the clean up, plantings and fence couldn't be done prior to the storage of vehicles and bins for stone and pallets, etc. There would be no new construction other than the fence and doing some landscaping. Chairman Lentz agreed that would be fine.

#### 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) – public hearing scheduled for April 17, 2012

Chairman Lentz reminded everyone a public hearing was scheduled for this application on Tuesday, April 17, 2012.

(b) Site Plan Approval #276, 252 Chestnut Hill Road – site plan approval for accessory apartment

Chairman Lentz reminded everyone this is strictly a site plan approval and does not require a public hearing. Lorraine Beck was present. She explained she has a severely handicapped daughter and would like to have an apartment so her aids can come in and take care of her. This would be her own apartment. Ms. Beck explained the daughter has no communicative skills and it would be better if she had her own apartment. There is currently a bedroom and bath. They would be adding a sink, refrigerator and microwave oven. Chairman Lentz asked if there was an outside door. The reply was yes. C. Jefferson noted this has been approved by the Sanitarian and the Code Official. It is just a matter of interior renovations to turn it into an apartment. There were previous permits for the bedroom. Chairman Lentz noted this was pretty straight forward and meets the new regulation.

Minutes of Regular Meeting No. 1025 of the Killingworth Planning & Zoning Commission Held on Tuesday, April 3, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 5 of 5

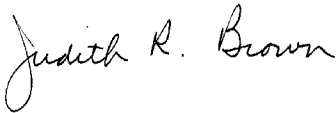
8. Report of Officers and Subcommittees

Jim O'Brien asked if anyone was ever appointed to represent the Planning & Zoning Commission at CRERPA. Chairman Lentz replied no. Motion by Gross, second by Morgan, to add item to Agenda – Appointment of new CRERPA representative. PASSED UNANIMOUSLY. Motion by Gross, second by Morgan, to appoint Jim O'Brien as Planning & Zoning Commission representative to CRERPA. PASSED UNANIMOUSLY.

9. Adjournment

There being no further business, the meeting adjourned at 8:20 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

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| 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              |