

Minutes of Regular Meeting No. 1028 of the Killingworth Planning & Zoning Commission Held
Tuesday, May 15, 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
G. Cook
J. Reisman (seated for R. Davis)
P. McGuinness (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. 1027 Held May 1, 2012

Motion by Gross, second by O'Brien, to approve May 1, 2012 Minutes as written. PASSED
UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Letter from Thomas L. Lentz, Killingworth Planning & Zoning Commission
Chairman, to Dianne L. Tompkins, South Central Connecticut Regional Water
Authority, dated May 3, 2012 Re Supporting Purchase of 46 Acre Lorman Property.

(2) Letter from Chester Planning & Zoning Commission dated May 7, 2012 Re
Amendment to Zoning Regulations, Add New Section 111B.6 "A" FRAME SANDWICH
BOARDS and Repeal Section 111A.12 "SANDWICH SIGNS".

(3) Letter from Cathie S. Jefferson, ZEO, to Country Package Store, dated 5/4/12, Re
Signs.

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(4) Letter from R. E. Leighton, Code Official, to M&M Realty Holdings, LLC, Innovative Engineering Services, LLC and J. W. Huber, Architect, dated May 12, 2012, Re Former Pharmedica Building, Conversion, Multi-Occupancy, Construction Plan

Review/Comments.

5. Old Business

(a) Revisit April 3, 2012 Minutes

Chairman Lentz noted the approval was given for Special Exception #276, Lorraine Beck, site plan for accessory apartment, but the actual motion was inadvertently left out of the Minutes.

Motion by Gross, second by O'Brien, to approve Application #276, Lorraine Beck, 252 Chestnut Hill Road, as presented for site plan approval for accessory apartment. **PASSED UNANIMOUSLY.**

6. Zoning Enforcement Officer's Report

C. Jefferson briefly reviewed her Cease & Desist letter to the Country Package Store regarding signs. One sign is down, but one remains. They have 30 days to appeal the Cease & Desist or remove the sign.

C. Jefferson reviewed a meeting she had with a property owner on Parker Hill Road Extension regarding the possibility of having a conservation subdivision on 40 acres. Part of the property abuts the conservation land given to the Killingworth Land Trust from the Milano property. They will talk to the Land Trust first, but then would like to know if they can come before Planning & Zoning for a preliminary discussion. Chairman Lentz noted they can come in any time for preliminary discussion.

There was a brief discussion regarding the difference a Conservation Subdivision and a Conventional Subdivision. Chairman Lentz explained this is a way of gaining Open Space

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without increasing density. The lots are smaller in a Conservation Subdivision, but the density is the same as a Conventional Subdivision.

C. Jefferson noted Mike Cassella, new owner of property on corner of Stevens Road and Route 81, will be coming in next meeting with a Special Exception for Landscaping and Stone Masonry business.

Sue Morgan asked if there has been any news regarding the former Holly Loft property. C. Jefferson noted they had a structural engineer look at the building and she things they are close to closing on the property.

7. New Business – none.

8. Report of Officers & Subcommittees

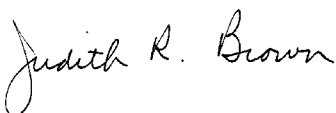
Chairman Lentz noted he spoke with Brian Fitzsimmons who has agreed to be an alternate. A Special Meeting will be held at 6:45 PM prior to the next Regular Meeting on June 5, 2012.

Chairman Lentz reviewed possible changes to the Zoning Regulations. He will work on these in more detail and bring back to the Commission for further review.

9. Adjournment

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

Respectfully submitted,

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

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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 |