

Minutes of Regular Meeting No. 1029 of the Killingworth Planning & Zoning Commission Held on Tuesday, June 5, 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
G. Cook
P. McGuinness (non-seated alternate)
B. Fitzsimmons (newly appointed alternate, not sworn in yet)
C. Jefferson, ZEO

1. Call to Order.

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

2. Minutes of Regular Meeting No. 1028 Held May 15, 2012.

Motion by Gross, second by Morgan, to approve May 15, 2012 amended as follows -

- ✦ Under 6. Zoning Enforcement Officer's Report, last paragraph, change the word "things" to "thinks".

PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills.

(1) Letter from Cathie S. Jefferson, ZEO, to Anthony Rock, dated 6/1/12, Re Motor Vehicle Junk.

(2) Copy of Budget As Of 5/31/12.

(3) Copy of Budget for 2012-2013 Fiscal Year.

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(4) Petition for Amendment to Regulations Change of Zone Boundary/Zone Classification from Town of Clinton, Land Use Commissions.

(5) Town of Clinton Planning & Zoning Commission Agenda for June 11, 2012.

(6) Special Exception #277, M. Cassella Landscaping, Inc., 157 Route 81, for Equipment and Material Storage.

(7) Special Exception #278, A. Forrest King, 10 Fire Tower Road, for Bed & Breakfast.

(8) Timber Cutting Site Plan Application, Scotland Hardwoods LLC c/o Rod Burgess, Spencer Hill Road.

5. Old Business – none.

6. Zoning Enforcement Officer's Report.

C. Jefferson reviewed the letter to Mr. Rock noted above relative to junk cars.

C. Jefferson reviewed a property on Chittenden Road where a new septic system is being installed. She is working with the owner and contractor to get it cleaned up.

C. Jefferson noted the sign at the Country Package Store is still out. The owner has thirty (30) days to appeal to the Zoning Board of Appeals.

C. Jefferson noted soil testing has been completed for a proposed subdivision on Parker Hill Road. The owners are meeting with the Land Trust this evening and will come in to P&Z soon.

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C. Jefferson distributed the May Permit Log.

7. New Business.

(a) Special Exception #277 – M. Cassella Landscaping, Inc., 157 Route 81 – Equipment & Material Storage.

C. Jefferson noted Michael Harkin could not be present this evening due to a meeting conflict. Everything has been submitted for Sanitation and Fire Protection reviews. They are looking to hold the public hearing the last meeting in July. A public hearing was set for July 17, 2012.

(b) Special Exception #278 – A. Forrest King, 10 Fire Tower Road – Bed & Breakfast. Roger Nemergut was present representing the applicant. He noted this was the former Falvey property on Fire Tower Road. A. Forrest King owns two lots. The first lot is the main house at 12 Fire Tower. The second lot is 10 Fire Tower, 4.3 acres, with a single family log cabin residence. The owner would like to put an addition on the log cabin and operate a Bed & Breakfast. They have already gone to the Wetlands Commission and obtained a wetlands permit. Plans have been submitted to both the Health Director and Code Official. Just waiting for their responses. The access to the property was reviewed. The property is surrounded by State Forest and Regional 17 property. There are no neighborhood issues. There are 3 structures on the property – the log cabin, a shed and a studio (no facilities). Chairman Lentz asked if there would be a sign for the Bed & Breakfast. Mr. Nemergut stated he didn't think so, but would ask the applicant. A public hearing was scheduled for July 3, 2012 at 7:00 PM.

8. Report of Officers and Subcommittees.

Chairman Lentz noted he has gone through the Zoning Regulations and converted them into a WORD document. If okay, copies will be printed up for Commission members. Recording Secretary Brown is working on converting the Subdivision Regulations. Chairman Lentz noted the official copy of the Zoning Regulations is still the one done by General Code.

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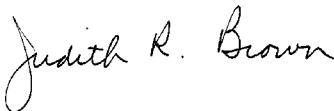
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Chairman Lentz distributed and reviewed copies of a new draft package of proposed regulations which included Definitions of various kinds of Horse Stables, Uses Permitted in the Rural Residence District, Commercial District and Industrial District, and Signage. Lentz noted there still needs to be some changes made to Bonding Regulations.

9. Adjournment.

There being no further business, the meeting adjourned at 8:30 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
	R. Leighton	Joseph Dillon, Town Engineer