

Minutes of Regular Meeting of Killingworth Planning & Zoning Commission Held
Tuesday, July 17, 2012, at the Killingworth Town Office Building, 323 Route 81,
Killingworth, Connecticut

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It is noted for the record a public hearing was held for Special Exception #277 - M. Cassella Landscaping, Inc., 157 Route 81 - Equipment & Material Storage. The public hearing commenced at 7:00 PM and closed at 7:22 PM.

Present: T. Lentz, Chairman C. Jefferson, ZEO
P. McGuinness (seated for J. O'Brien)
J. Reisman (seated for S. Morgan)
B. Fitzsimmons (seated for D. Gross)

1. Call to Order

Chairman Lentz called the meeting to order at 7:23 PM immediately following the above noted public hearing.

2. Minutes of Regular Meeting No. 1031 Held July 3, 2012

Motion by Fitzsimmons, second by Reisman, to approve July 3, 2012 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors - none.

4. Communications and Bills

(1) Affidavit of Publication for Notice of Public Hearing for Special exception #278.

(2) Municipal Improvement #279, Town of Killingworth - Removal of Cul-de-Sac on Bar Gate Trail.

(3) Letter from Cathie S. Jefferson to Anthony Rock dated 7/12/12 Re Motor Vehicle Junk - Cease & Desist Order.

(4) Letter from Cathie S. Jefferson to Country Package Store dated 7/12/12 Re Signs.

(5) Letter from Cathie S. Jefferson to John Pertucelli dated 7/13/12 Re Commercial Vehicles.

5. Old Business

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

Chairman Lentz noted a public hearing had been held prior to this meeting. He indicated Mr. Cassella has cleaned up and improved this property. The necessary approvals have been received from the Health Department, Inland Wetlands Commission and Fire Protection. Chairman Lentz noted his only concern was that the vehicles won't be visible from the road. One resident, Walter Adametz, spoke in favor of the application.

Motion by McGuinness, second by Reisman, to approve Special Exception #277 M. Cassella Landscaping, Inc., 157 Route 81 for Equipment & Material Storage. Brief discussion followed regarding commercial vehicle storage. ZEO Jefferson noted there is a pre-existing use of storing of vehicles, and if there is an issue, she will bring it to the owner's attention. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer's Report

C. Jefferson reviewed her letter to John Pertucelli regarding storage of commercial vehicles and equipment on residential property. She has a meeting with Mr. Pertucelli next Tuesday.

C. Jefferson noted she sent an email to 42 different real estate agents working in Town reminding them they are only allowed one sign on a property and no directional signage. Jefferson noted she received quite a few responses. Chairman Lentz noted he will still work on preparing a Sign Ordinance.

Jeff Reisman noted the former Holly Loft property is getting over run. C. Jefferson indicated the Town of Killingworth does not have a Blight Ordinance. She also noted this property has now been taken over by the bank as a foreclosure. The Killingworth Arts Center had an exclusive on the property, but it ran out before they could get all their inspections done. There are other people now interested in the property.

7. New Business

(a) Municipal Improvement #279 Town of Killingworth - Removal of Cul-de-Sac on Bar Gate Trail

Walter Adametz reviewed the map and pictures. He noted Bar Gate Trail was accepted by the Town in 1990. It is time now to do an overlay. Adametz indicated there are two roundabouts on this road. They have been having issues with the North roundabout. It has become a maintenance nightmare.

Mr. Adametz explained they would like to remove the roundabout and put in a gentle curve. He reviewed the process for doing this. He also noted the Town will reserve the right to retain ownership and not giving it to the landowner.

Mr. Adametz indicated there are utilities there. There are no wetlands and it is not in a watershed area. He reiterated they would remove the asphalt and curb, realign the road to the radius of the curve and then put down a binder course and then pave. There is a small amount of work to be done on the catch basins. The work will be performed by Town forces. The paving will be done by Tilcon.

Mr. Adametz noted there are no driveways involved. The second roundabout has driveways, but they are not touching that one.

Chairman Lentz read into the record a letter from J. Howard Pfrommer, Town Engineer, dated July 13, 2012 with four specific comments. Mr. Adametz noted they will notify Emergency Services and Region 17 School District.

Mr. Adametz stated the Board of Selectmen approved this at a meeting today. He was not aware whether any of the neighbors had been notified. Chairman Lentz noted the neighbors were generally unhappy with this roundabout.

Mr. Adametz summed it up by saying they will keep the project simple, the cost down and it will improve the traffic flow through that area.

Mr. Reisman asked how long the project would take. Mr. Adametz replied probably about a month. They will keep as close to Tilcon's schedule as possible. They are hoping it will fall between the second week of August to the second week of September. They are doing all the preliminary work ahead of time.

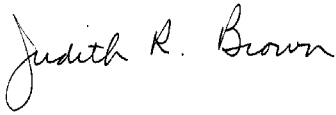
Motion by Reisman, second by Fitzsimmons, to approve Municipal Improvement #279 Town of Killingworth - Removal of North Roundabout on Bar Gate Trail. Paul McGuinness asked if there could be a future driveway off there. Mr. Adametz replied no. **PASSED UNANIMOUSLY.**

8. Report of Officers and Subcommittees
 - (a) Draft Regulations - nothing further to report.
9. Adjournment

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There being no further business, the meeting adjourned at 7:54 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