

Minutes of Regular Meeting No. 1031 of the Killingworth Planning & Zoning Commission Held Tuesday, July 3, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

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Present: T. Lentz, Chairman C. Jefferson, ZEO  
J. O'Brien  
S. Morgan  
R. Davis  
B. Fitzsimmons (seated for D. Gross)  
J. Reisman (seated for G. Cook until his arrival)  
G. Cook

It is noted for the record a public hearing was held for Special Exception #278 – A. Forrest King, 10 Fire Tower Road – Bed & Breakfast. Hearing commenced at 7:00 PM and closed at 7:30 PM.

1. Call to Order

Chairman Lentz called the meeting to order at 7:31 PM immediately following the above noted public hearing.

2. Minutes of Regular Meeting No. 1030 Held June 19, 2012

Motion by Morgan, second by Davis, to approve June 19, 2012 Minutes as written. **PASSED UNANIMOUSLY.**

3. Visitors – none.

4. Communications and Bills

(1) Letter from Maura Esposito, Director of Health, to Thomas Lentz dated June 26, 2012 Re 10 Fire Tower Road, Bed and Breakfast.

(2) Certified Mail Receipt to the Connecticut Water Company Re 10 Fire Tower Road.

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(3) Notice from the Connecticut Department of Public Health that they have received notification of Special Exception #278, Bed & Breakfast at 10 Fire Tower Road.

(4) Planning & Zoning Commission Budget As Of 7/1/12.

(5) Clinton Planning & Zoning Commission Agenda for July 9, 2012.

#### 5. Old Business

(a) Special Exception #277 – M. Cassella Landscaping, Inc., 157 Route 81 – Equipment & Material Storage – public hearing scheduled for July 17, 2012  
Chairman Lentz noted a public hearing has been scheduled for July 17th for this application.

(b) Special Exception #278 – A. Forrest King, 10 Fire Tower Road – Bed & Breakfast  
Chairman Lentz noted Roger Nemergut presented the application at a public hearing held immediately prior to this meeting. Lentz further noted Commission members asked a number of questions which were answered by Mr. Nemergut. Motion by O'Brien, second by Davis, to approve Special Exception #278, A. Forrest King, 10 Fire Tower Road, for Bed & Breakfast as submitted subject to the conditions as outlined in letter from Maura Esposito, Director of Health, dated June 26, 2012. PASSED UNANIMOUSLY (Lentz, O'Brien, Morgan, Davis, Fitzsimmons, Reisman).

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

C. Jefferson noted she received an inquiry from Killingworth Park & Recreation Commission Chairman, Dan Colonia, to replace the fence between Rocco Field and the Transfer Station. The fence would be less than 6 feet. It was agreed this was fine.

There was a brief discussion regarding putting a split rail fence at the end of the stone wall (at

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the end of the driveway) on the Wettish property to prevent cars from driving on to the field. It was agreed this would be fine as long as it didn't interfere with emergency vehicle access.

C. Jefferson noted Scott Papoosha called to say all the piles of wood chips should be gone by the end of the week.

There was a brief discussion regarding signs along the highway or public road. Connecticut General Statutes Sections 21-51 through 21-63 covers "advertising signs". If the Town adopts a Sign Ordinance, the illegal signs could then be removed by the Town. A draft Sign Ordinance was briefly reviewed. Chairman Lentz noted this would address the signs that are placed within the Town right-of-way. Lentz also noted in the mean time Ms. Jefferson should send a letter to all real estate people.

7. New Business – none.

8. Report of Officers and Subcommittees

(a) Draft Regulations

Chairman Lentz noted he and Ms. Jefferson are doing some tweaking regarding the bond regulations. The Commission will get back to working on these after the next public hearing.

(b) CRERPA Meeting Update

Jim O'Brien gave a brief update on his recent CRERPA meeting. He noted CRERPA will be merging with Midstate in the next couple of weeks. Their offices will no longer be in Old Saybrook, but in Centerbrook. Their structure will change to a Council of Governments. It is the State's belief that combining the agencies will save money.

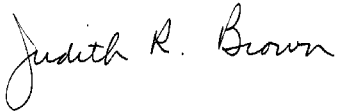
9. Adjournment

There being no further business, the meeting adjourned at 8:00 PM.

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Respectfully submitted,

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

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