

Minutes of Regular Meeting No. 1033 of the Killingworth Planning & Zoning Commission Held on Tuesday, August 7, 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 (arrived at 7:03 PM)
D. Gross
G. Cook
B. Fitzsimmons (seated for R. Davis)
P. McGuinness (arrived at 7:04 PM)
C. Jefferson, ZEO

1. Call to Order

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

2. Minutes of Regular Meeting No. 1032 Held July 17, 2012

Motion by Fitzsimmons, second by O'Brien, to approve July 17, 2012 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

Peg Scofield was present to inquire about permitted signage. She noted she was there on behalf of the Chamber of Commerce as they would like to help businesses market themselves. Chairman Lentz noted there are Sign Regulations. He noted the Commercial District is allowed thirty (30) square feet for signage. It could be one sign of twenty (20) square feet and another smaller sign or it could be one large sign of thirty (30) square feet. The area of the Commercial District was reviewed. It was also noted Commercial Clusters are allowed a Directory Sign of seventy-six (76) square feet and it has to be within fifty (50) feet of the street. Both sides of the sign are counted in determining the seventy-six (76) square feet. It was also noted a customary home occupation is allowed four (4) square feet and requires a zoning permit. The sign must be on the property where the home occupation is located and comply with setbacks. Chairman Lentz noted in the Rural Residential District, a municipal or non-profit organization can have a single sign of twelve (12) square feet or a directory sign of sixty (60) square feet, similar to what Parmelee has. Temporary signs were reviewed. Ms. Scofield asked if Youth & Family Services would be allowed to have a sign on Town property. C. Jefferson suggested that question be asked of First Selectwoman Iino as she encourages temporary signs for non-profit on Town property. Chairman Lentz reiterated that temporary signs are just that, temporary. He also noted there is a Sign Ordinance being considered that under State Statutes would allow towns to remove temporary or illegal signs from the side of the road. Ms. Scofield noted the Chamber would like to have a good relationship between itself and the Planning & Zoning Commission.

Lentz noted the Commission is not against businesses, it in fact supports them. Ms. Scofield reiterated part of her job is to promote local businesses. Chairman Lentz noted if any business has a question about signs, they should speak to Cathie Jefferson, the Zoning Enforcement Officer.

4. Communications and Bills

(1) Two Affidavits of Publication for Special Exception #277, M. Cassella Landscaping, Inc., one for the Notice of Public Hearing and one for the Notice of Decision.

(2) Affidavit of Publication for Special Exception #278, A. Forrest King, for the Notice of Decision.

(3) Copy of Planning & Zoning Commission Budget as of 7/31/12.

5. Old Business - none.

6. Zoning Enforcement Officer's Report

C. Jefferson gave an update regarding sign violations. Mr. Gargiulo has been asked to remove the apartment for rent sign. Mr. Proto has been asked to take down his pizza signs. There have been no more complaints regarding real estate signs.

C. Jefferson noted the property owner on Chittenden Road has gotten rid of two of the junk cars and is working on getting rid of the rest of them.

7. New Business - none.

8. Report of Officers and Subcommittees

(a) Draft Regulations

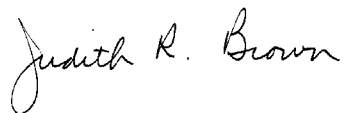
Chairman Lentz distributed and reviewed copies of a proposed Sign Ordinance. There was much discussion regarding the language of the Ordinance. Chairman Lentz noted the language was taken from the State Statute. He further noted the State Statutes give the Town the ability to regulate the 15 foot area along State roads. A Town Sign Ordinance would also give the Town the ability to remove any sign in violation of the Ordinance.

9. Adjournment

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There being no further business, the meeting adjourned at 7:55 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 |