

Minutes of Regular Meeting No. 1063 of the Killingworth Planning & Zoning Commission held Tuesday, December 17, 2013, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut  
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Present: T. Lentz, Chairman  
J. O'Brien  
D. Gross  
J. Gay (seated for S. Morgan)  
P. McGuinness (seated for S. Warrne)

1. Call to Order

Chairman Lentz called the meeting to order at 7:05 PM.

2. Minutes of Regular Meeting No. 1062 Held December 3, 2013

**Motion by Gross, second by Gay, to approve December 3, 2013 Minutes as written. PASSED UNANIMOUSLY.**

3. Visitors

(a) First Selectwoman Catherine Iino  
Postponed until January.

4. Communications and Bills

(1) Letter from Maura Esposito RS, MPH to Killingworth Planning & Zoning Commission dated December 3, 2013 Re 163 Route 81, Hammonasset Realty LLC.

(2) Invoice from Howard McMillan & Tycz, LLC for legal services pertaining to Edwards (Enforcement) in the amount of \$218.50.

(3) Letter from Cathie S. Jefferson to Michael & Sharon Collins dated 12/13/13 Re Unregistered Motor Vehicles and/or Parts thereof.

(4) Revised plans for Special Exception #284.

(5) Christmas Card from Nathan Jacobson & Associates.

5. Old Business

(a) Special Exception #284, Hammonasset Realty, 163 Route 81 – restaurant – set public hearing date

Pat Benjamin, Professional Engineer, introduced himself as the applicant's representative. He noted he was present a month ago representing Hammonasset Realty who purchased the property at 163 Route 81 and submitted an application to convert it to a restaurant. Mr. Benjamin submitted a revised plan providing a 15' buffer along the zone line. The buffer has been approved by the Wetlands Commission. Benjamin noted since the last meeting approvals have been received from the Health Department and the Town Engineer. He reviewed the revised layout plan. The site was unchanged except for the northern end of the parking lot. He reviewed the parking areas. Landscaping and dumpster location has been added to the plan. He reviewed the 15' buffer area and plantings along the southeast lot line.

Mr. Benjamin noted he has talked with the abutting neighbor a couple of times. The neighbor has some concerns and may want a more substantial buffer. The neighbor will be attending the public hearing to express his concerns. The types of trees were reviewed. It was noted the requirement is for a 15' buffer. Benjamin noted they would prefer not to berm the buffer.

Chairman Lentz set the public hearing date of January 21, 2014 for this application.

6. Zoning Enforcement Officer's Report – none.

7. New Business – none.

8. Report of Officers and Subcommittees

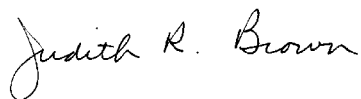
Chairman Lentz noted he has incorporated the changes previously discussed into the new package of proposed amendments to the regulations. Waiting to hear from Commission Counsel relative to the medical marijuana.

Jim O'Brien noted he heard there has been some new interest to lease the old True Value Hardware building by a waterproofer.

9. Adjournment

There being no further business, the meeting adjourned at 7:48 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

cc:	Town Clerk	Conservation Commission
	Board of Selectmen	Inland Wetlands & Watercourses Com.
	Commission Members	Public Works
	C. Jefferson	William Howard, Esq., Commission Attorney
	R. Leighton	Joseph Dillon, Town Engineer