

Minutes of Regular Meeting No. 1062 of the Killingworth Planning & Zoning
Commission Held December 3, 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
G. Cook
S. Warren
P. McGuinness (seated for S. Morgan)
J. Gay (non-seated alternate)
C. Jefferson, ZEO

1. Call to Order

Chairman Lentz called the meeting to order at 7:06 PM. He welcomed new members to the Commission noting he would meet with them for a few minutes after the meeting for a brief orientation.

2. Minutes of Regular Meeting No. 1061 Held November 19, 2013

Motion by Gross, second by O'Brien, to approve November 19, 2013 Minutes as written.
PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Planning & Zoning Commission Budget as of 12/3/2013.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

C. Jefferson noted Scott Papoosha submitted a proposed site plan for discussion purposes only. The new site plan showed what is actually existing. It was noted the original plan showed an area for a fire wood pile. This new plan shows an area for wood stacked up waiting to be cut. The original plan showed bins no more than 10 feet high with evergreens planted on top of the berm. This new plan shows processing of material once a year during the month of March. There was much discussion regarding processing of material. Chairman Lentz asked what is being done with the wood now. C. Jefferson noted it looks like it is all being put into wood chips. In the past they did cutting of wood for their outdoor wood burning stove and selling fire wood. Processing is a whole different thing that is not allowed. Chairman Lentz noted processing was not part of their original approval for that location. The Commission has told Mr. Papoosha he does not have a permit to do that and we've been trying to resolve this matter without going back to Court. The Commission advised C. Jefferson to tell Mr. Papoosha that he needs to come in and discuss this matter and that this site plan is asking for something that is forbidden in this district. There was some discussion regarding past history of activity with regard to this property.

C. Jefferson noted she was in Court yesterday regarding Petrucelli, Spencer Hill Road. An agreement was worked out between the parties. The Zoning Enforcement Officer will do an inspection of the property on January 2nd or 3rd along with a farming representative. If this is not resolved at that time, the parties will be back in Court on January 6th.

Permit log for November was distributed.

7. New Business

(a) Special Exception #284, Hammonasset Realty, 163 Route 81 – restaurant
C. Jefferson noted this will come up at the next Wetlands meeting and a report will be submitted to P&Z. Reports are also forthcoming from Mr. Leighton (Code Official) and Ms. Esposito (Health Department) by January 7th. Once all reports are in a public hearing will be scheduled. The time limits for Special Exceptions was reviewed for the new members.

(b) Election of Officers

Motion by Gross, second by Cook, to nominate the existing officers for the upcoming year – Lentz (Chairman), O'Brien (Vice Chairman), Morgan (Secretary). PASSED UNANIMOUSLY.

(c) Appointment of Zoning Enforcement Officer

Chairman Lentz noted Cathie Jefferson has been doing a great job and has been very helpful with proposed regulation changes and researching what other towns are doing.

Motion by O'Brien, second by Gross, to appoint Cathie S. Jefferson as Zoning Enforcement Officer for the upcoming year. PASSED UNANIMOUSLY.

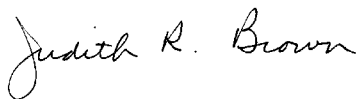
8. Report of Officers and Subcommittees

Chairman Lentz reviewed the latest draft package of proposed regulation changes. He will incorporate recommendations from this discussion. It was also noted all timber harvesting will be removed from the Zoning Regulations. C. Jefferson reiterated that only the State DEEP regulates timber harvesting and that Inland Wetlands Commissions are the only ones authorized by the State to regulate timber harvesting on a local basis.

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