

**Minutes of Regular Meeting No. 1042 of the Killingworth Planning & Zoning Commission  
Held on Tuesday, January 15, 2013, at the Killingworth Town Office Building, 323 Route 81,  
Killingworth, Connecticut  
Page 1 of 4**

Present: T. Lentz, Chairman  
J. O'Brien  
S. Morgan  
D. Gross  
R. Davis  
P. McGuinness (seated for G. Cook)  
J. Reisman (non-seated alternate)  
C. Jefferson, ZEO

1. Call to Order

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

2. Minutes of Regular Meeting No. 1041 Held December 18, 2012

**Motion by Morgan, second by Davis, to approve December 18, 2012 Minutes as written.  
Voting in favor – Morgan, Davis, O'Brien, Gross, McGuinness, Lentz. Opposed – none.  
Motion Carried.**

3. Visitors

Dan Glynn from Killingworth Youth League was present. He noted they would like to have a sign at Rocco Reale Field and use the space on the fence in the outfield facing the field so it would not be seen from the street. It would only be seen by the sponsors. Chairman Lentz noted the new sign regulation was to allow a larger sign for municipal and non-profits in the residential zone. It was meant to be a directory sign. The sign could be used to name the sponsors. Mr. Glynn reiterated they would like to use the fence and face the sign into the field so it would not be seen from outside the field. Chairman Lentz suggested Mr. Glynn draw up a sketch with dimensions etc. and bring it back before the Commission to review. It could be one long banner with names. C. Jefferson noted the regulation allows for a 30 square foot sign.

Dan Glynn from Killingworth Youth League noted as a follow up to the Sheldon Field Renovations, they would like to use the Bethke Field for games for the smaller children (in town games) while Sheldon is closed. It is currently only zoned for practice games. There will be 15 teams with no place to go. The games for the big kids would stay at Rocco. Chairman Lentz advised Mr. Glynn to bring in a plan with a narrative of how many teams, how often would they play, duration, how many cars to they expect, etc.

Mike Milano noted he was present to let the Commission know he supported the new proposed regulations for accessory apartments. It is a great thing the Commission is looking at doing. There is a huge need for it and he hoped this could move forward. Mr. Milano also noted there is the need for a care takers apartment on a large piece of property as it would allow someone to be on site at all times. Chairman Lentz noted the Commission has been working on these regulations for months and continues to review them. There is a procedure for this and a public hearing would have to be held. He urged Mr. Milano to come to the public hearing to speak in favor of the regulations.

**Minutes of Regular Meeting No. 1042 of the Killingworth Planning & Zoning Commission  
Held on Tuesday, January 15, 2013, at the Killingworth Town Office Building, 323 Route 81,  
Killingworth, Connecticut  
Page 2 of 4**

Tim Gannon also noted he was in favor of the proposed regulations for accessory apartments. He noted there are families that have children who can't afford to live in Killingworth and this would be helpful. There are more people in this situation than there used to be. The older folks need help and this would provide an opportunity for the younger folks to take over the house and have a space for the older folks to live. It would enable families to stay in Killingworth that otherwise would not be able to. Mr. Gannon noted there are also those people who are just trying to hold on to their property. Taxes don't go down. This might enable people to keep their houses rather than have to move out. This certainly warrants being seriously investigated. He was very much in support of this regulation. Chairman Lentz also urged Mr. Gannon to come to the public hearing to speak in favor of these regulations.

Paul McGuinness noted what was debated the most about these regulations was the size of the apartment. C. Jefferson noted there is the limit of two bedrooms in the care taker's apartment, but the Commission didn't limit the number of bedrooms in the accessory apartment. It was noted the minimum square footage was 360 and the maximum was 1200.

Tim Gannon noted he will be meeting with the Building Official on Thursday to work out final details for the separate rest room facility at Parmelee Farm. Roger Nemergut will also be submitting information on the septic.

4. Communications and Bills

(1) Planning & Zoning Commission Budget As Of 1/2/13.

(2) Partial Application from Park & Rec for Sheldon Field Renovations.

5. Old Business

(a) Municipal Improvement #281, Sheldon Field Renovations, Route 80

C. Jefferson noted this application was dropped off without plans, but the plans finally arrived at the last minute. She noted it was her understanding Roger Nemergut will not be presenting the application. She further noted she spoke to Park & Rec Chairman Dan Colonia and told him she wasn't sure the Commission would accept the application. It hasn't been reviewed by anyone yet (Building Official, Sanitarian, or Town Engineer). It was noted this work is being funded by a STEAP Grant so hopefully there will be more oversight. The work will be done all at once as they are shutting down the field. The application is very extensive with new tennis courts, basketball courts, new parking layout, new buildings, etc.

Chairman Lentz noted there is no narrative explaining the process, scope of work, how long it will take, when they want to start, who will do the as-built, who will be the Clerk of the Works and oversee the project. This should all be part of the application. Lentz further noted the Commission only has 35 days to act on a municipal improvement, therefore, it will not start the clock running until it has a complete

**Minutes of Regular Meeting No. 1042 of the Killingworth Planning & Zoning Commission  
Held on Tuesday, January 15, 2013, at the Killingworth Town Office Building, 323 Route 81,  
Killingworth, Connecticut  
Page 3 of 4**

application and someone to present the application to the Commission. Chairman Lentz reiterated this needs to be reviewed by the Sanitarian, Building Official and Town Engineer. He also noted if this was a private developer, they would require a bond, but the Commission doesn't require that for municipal improvements.

C. Jefferson was instructed to contact Dan Colonia and advise him the Commission will not accept the application until it is complete. The Commission also wants the person who did the plans come before it and present the application.

Paul McGuinness noted he would also like to know how this fits into the overall plan for Park & Recreation.

(b) Appointment to Lower Connecticut River Valley Council of Governments Alternate Stephanie Warren

**Motion by Gross, second by O'Brien, to appoint Stephanie Warren as Alternate to the Lower Connecticut River Valley Council of Governments. Voting in favor – Gross, O'Brien, Davis, Morgan, McGuinness, Lentz. Opposed – none. Motion Carried.**

6. Zoning Enforcement Officer's Report

C. Jefferson noted things are pretty quiet at this time of year.

C. Jefferson reported that she received a call from a couple who are purchasing the Resnick property and they are interested in starting a vineyard. They are working with the real estate agent to develop a plan. Jefferson asked they bring the plan in as it might be helpful to the Commission while it is reviewing its new proposed regulation for Ag-Tivities. The couple would like to do events such as wine tastings, weddings, etc. Chairman Lentz noted they could do a vineyard only without coming before the Commission. It is the other events that require them to submit an application to the Commission.

C. Jefferson was asked to stop by Running Brook Farms to see what's going on with all the piles of wood chips that are still there. The piles seem to be growing instead of going away. This is bordering on processing of materials.

The Permit Log for December was distributed.

C. Jefferson noted the Town of Killingworth is going to have the first natural swimming pool soon.

7. New Business – none.

8. Report of Officers and Subcommittees

(a) Draft Regulations

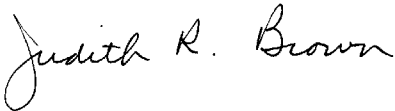
**Minutes of Regular Meeting No. 1042 of the Killingworth Planning & Zoning Commission  
Held on Tuesday, January 15, 2013, at the Killingworth Town Office Building, 323 Route 81,  
Killingworth, Connecticut  
Page 4 of 4**

The latest draft of newly proposed regulations was distributed and reviewed. Chairman Lentz will make a few minor changes as discussed. He urged members to look these over for the next meeting.

9. Adjournment

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