

Present - T. Lentz, Chairman  
J. O'Brien  
S. Morgan  
D. Gross  
R. Davis  
P. McGuinness (seated for G. Cook)

C. Jefferson, ZEO

1. Call to Order

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

2. Minutes of Regular Meeting No. 1052 Held June 18, 2013

**Motion by Gross, second by Morgan, to approve June 18, 2013 Minutes as written. PASSED UNANIMOUSLY.**

3. Visitors

Ray Naimen, potential new member, was present. He asked if the Commission was working on anything major at the moment. Chairman Lentz replied no. Lentz explained the Commission reviews applications for Special Exceptions and Subdivisions. It also periodically writes new regulations to address new things that come up with particular needs. The Commission recently finished a package of new regulations so he didn't envision doing that again for awhile. Lentz also noted every 10 years the Commission prepares/updates the Town's Plan of Conservation & Development. Chairman Lentz noted alternates are expected to attend all meetings so they are aware and up to speed on things going on. He explained when an alternate is seated, they are considered a regular member. Lentz suggested Mr. Naimen read the Town Plan of Conservation & Development and the Regulations, but most of the learning is on the job. One learns from experience and from each other. He also noted one of the goals is to protect the rural atmosphere of the Town. Mr. Naimen noted they have been in Killingworth for 9 years and love it here. He is a lifelong Democrat. Chairman Lentz noted the Commission is required to maintain the balance of political parties, but it is not a political board. David Gross noted the Commission does a survey every 10 years when it does the Plan of Conservation & Development. The results of the town survey indicates that 99.8% of the residents say they want to maintain the rural character of the Town and that is what drives the Commission. There was a brief discussion regarding a couple of empty buildings in Town. Chairman Lentz noted in order to appoint Mr. Naimen to the Commission that must be done at a Special Meeting and then he must be sworn in by the Town Clerk. It was decided to hold a Special Meeting on August 6, 2013 at 6:55 PM for the purpose of appointing Mr. Naimen.

4. Communications and Bills

(1) Planning & Zoning Commission Budget As Of 6/28/13.

(2) Copy of letter from Maura A. Esposito, Director of Health, to Bascom & Benjamin LLC dated June 25, 2013 Re 257 Route 80.

(3) Invoice from Howard and McMillan in the amount of \$978.00 for legal services regarding enforcement issue.

(4) Invoice from Connecticut Federation of Planning & Zoning Agencies in the amount of \$90.00 for Membership Dues through March 31, 2014.

(5) Letter from Cathie S. Jefferson, ZEO, to Christopher Smalley dated 7/12/13 Re Storage of Commercial Vehicles.

(6) Letter from R. E. Leighton, Code Official, to Tyler R. Cardinal dated June 23, 2013 Re Drainage Issues, Notice of Complaint.

(7) Invoice from Essex Printing in the amount of \$610.50 for printing of Zoning & Subdivision Regulations and Town Plan of Conservation & Development.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

C. Jefferson noted Attorney Bill Howard will start the legal process of enforcement regarding the Edwards issue. This problem of storing large construction vehicles in a residential zone has been going on now on and off since 2008.

C. Jefferson reviewed another property on Route 80 that is storing construction vehicles in a residential zone. This property changed hands about a year ago and these vehicles have slowly been moved on the back of the property. The Assessor has visited the property and took pictures. Jefferson indicated the property owner came in today and inquired if this property could be changed to commercial. He then stated this was a farm. It is hoped the property owner will remove the vehicles so further enforcement action would not be needed.

C. Jefferson noted she would be doing a final inspection at 50 Spencer Hill next week to confirm removal of the construction equipment.

C. Jefferson noted she met with property owner interested in doing 3 lot subdivision off River Road and Paper Mill Road. It will be awhile before this is submitted (while plans are being drawn up) but in the meantime the property owner was instructed to discuss Open Space with the Land Trust.

Permit Log for June 2013 was distributed.

7. New Business – none.

8. Report of Officers and Subcommittees

Chairman Lentz noted copies were made of the Zoning and Subdivision Regulations as well as the Town Plan of Conservation & Development.

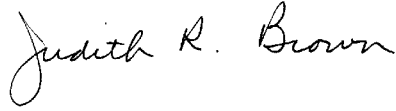
Jim O'Brien, RiverCog representative, noted their meeting schedule has now been set for the 4th Thursday of every month.

Minutes of Regular Meeting No. 1054 of Killingworth Planning & Zoning Commission Held Tuesday,  
July 16, 2013 at Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut  
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9. Adjournment

There being no further business, the meeting adjourned at 7:35 PM.

Respectfully submitted,

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

Judith R. Brown, Recording Secretary

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