

Minutes of Regular Meeting No. 1058 of the Killingworth Planning & Zoning Commission
Held Tuesday, September 17, 2013, at the Killingworth Town Office Building, 323 Route
81, Killingworth, Connecticut
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Present: T. Lentz, Chairman
J. O'Brien
S. Morgan
D. Gross
R. Davis
R. Naiman (seated for G. Cook)
P. McGuinness (non-seated alternate-arrived 7:15 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. 1057 Held September 3, 2013

Motion by Gross, second by O'Brien, to approve September 3, 2013 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Letter from R. E. Leighton, Building Official, to Jesus Villegas, dated August 30, 2013, Re Construction Activities, 169 River Road, Notice of Violation/Stop Work Order.

(2) Letter from R. E. Leighton, Building Official, to Jesus Villegas, dated August 30, 2013, Re Construction Activities, 167 River Road, Notice of Violation/Stop Work Order.

(3) Letter from Town of Madison Land Use Office to Linda Dudek, Town Clerk, dated September 12, 2013, Re Regulation Amendment – Moratorium on the establishment of Medical Marijuana Producers and Dispensary Facilities for a period of nine (9) months.

A brief discussion ensued regarding regulations for Medical Marijuana. C. Jefferson noted she looked through the State requirements and applications. The State is only allowing 3 permits for use and 3 permits for production facilities within the State. The production facility would be an indoor facility under lock and key, temperature controlled with a growing area and packing area. These facilities would be giant warehouses that could be converted into a medical marijuana production facility. These would also require approval from the local municipality. Production is only allowed in industrial districts. It was noted there probably isn't a facility big enough in Killingworth for this type of activity. These facilities will be most likely be in the large population areas, such as Hartford, New Haven. C. Jefferson reminded members that the Zoning Regulations are written so that if it isn't in the regulations, it can't be done. Chairman Lentz briefly reviewed a sample regulation from another town – facility would be under lock and key, temperature controlled, not within 1000' of a Church, School or Playground, must be 750' from any property zoned for single family residential use. He

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also noted this would be a big operation (only 3 allowed in the State) and the application
fee to the State is \$25,000.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

C. Jefferson noted Attorney Howard is working on the 50 Spencer Hill Road complaint of
storing commercial equipment on the property. Some large vehicles have been removed
but not all the business commercial equipment.

C. Jefferson noted she spoke to Scott Papoosha on the phone. Still waiting for him to
bring in a plan. Mr. Papoosha indicated he had a couple of big projects he is working
on that will take a couple of weeks. C. Jefferson noted a Cease & Desist Order had
already been issued so the options are to wait and see what happens or send it off to
Court. Chairman Lentz noted he would like to wait and see what happens.

C. Jefferson noted she was asked to look at Accessory Uses in the regulations. She
reviewed the current regulation and a proposed draft regulation. It was noted the
current regulation is written as a prohibition rather than what one can do. There was
discussion regarding size limitations on outbuildings. Chairman Lentz noted he would
review Accessory Uses and discuss this further at a future meeting.

7. New Business – none.

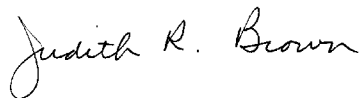
8. Report of Officers and Subcommittees

Jim O'Brien indicated there is a RiverCog meeting coming up soon. It was noted they
probably will start discussing medical marijuana.

9. Adjournment

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