

**Public Hearing -**

It is noted for the record a public hearing was held for Special Exception #291 - Paul Griswold (owner), Kevin Albrecht (applicant), Killingworth Garage, 319 Route 81, Map 24, Lot 7A - for 2 bay expansion to existing commercial garage building and addition of diesel fuel station. The hearing commenced at 7:00 PM and concluded at 7:24 PM. Present for the hearing were Lentz, O'Brien, Gross, Cook, Warren, Gay and McGuinness.

**Meeting -**

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

1. Call to Order

Chairman Lentz called the meeting to order at 7:25 PM, immediately following the above noted public hearing.

2. Minutes of Regular Meeting No. 1081 Held October 7, 2014

**Motion by Gross, second by Cook, to approve October 7, 2014 Minutes as written. PASSED UNANIMOUSLY.**

4. Communications and Bills

(1) Letter from Jim McDonald, Fire Marshal, to Planning & Zoning Commission dated October 17, 2014 Re Special Exception for KW Garage, Site Plan Approval Review and Comments.

(2) Memo from Paul Hutcheon, Director of Health, to Cathie Jefferson, Zoning & Wetlands Enforcement Officer, dated October 2, 2014, Re Application #291.

(3) Letter from Joseph M. Dillon, Nathan L. Jacobson & Associates, Inc. to Dr. Thomas Lentz, Chairman, Planning & Zoning Commission, dated October 20, 2014, Re Emergency Operations Center, Engineering Review.

(4) Memo from Inland Wetlands & Watercourses Commission Chairman Gaylord Rockwell to Planning & Zoning Commission, dated October 14, 2014, Re Emergency Operations Center Addition.

(5) Letter from Jim McDonald, Fire Marshal, to Planning & Zoning

Commission, dated October 20, 2014, Re Application for KW Emergency Operation Center, Site Plan Approval Review and Comments.

(6) Memo from Paul Hutcheon, Director of Health, to Cathie Jefferson, Zoning/Wetlands Officer, dated October 16, 2014, Re Application #292.

(7) Letter from Jim McDonald, Fire Marshal, to Planning & Zoning Commission, dated October 17, 2014, Re Special Exception Application for Huebner Property, Site Plan Approval Review and Comments.

(8) Letter from Cathie S. Jefferson, Zoning Enforcement Officer, to Christopher Smalley, dated 10/17/14, Re Commercial Activities on Residential Property.

(9) Memo from Chester Planning & Zoning Commission to RiverCog, Deep River Town Clerk, Haddam Town Clerk, Killingworth Town Clerk, dated September 9, 2014, Re Petition to Establish Marijuana Moratorium, Petition to Amend the Zoning, Subdivision and Road Regulations.

(10) Agenda from Clinton Planning & Zoning Commission for October 20, 2014 Meeting.

(11) Letter from Catherine Iino to Thomas Lentz, dated October 14, 2014, Re Killingworth Emergency Operations Center, Waiver of Application Fee.

(12) Letter from Connecticut Dept. of Transportation dated October 10, 2014 Re Replacement of Bridge No. 02680, Route 148 over Unnamed Brook, Town of Killingworth, State Project 69-79.

## 5. Old Business

(a) Special Exception #291 - Paul Griswold (owner), Kevin Albrecht (applicant), Killingworth Garage, 319 Route 81, Map 24, Lot 7A - for 2 bay expansion to existing commercial garage building and addition of diesel fuel station

Chairman Lentz noted a public hearing was held prior to this meeting wherein the application was described and approval letters submitted were read.

**Motion by Gross, second by Cook, to approve Special Exception #291, Killingworth Garage, 319 Route 81, as presented with the**

**condition that the Fire Marshal requirements in his letter dated October 17, 2014 be performed.** Discussion followed. It was noted the issue of easements will be handled between the property owner and the Town of Killingworth. **PASSED UNANIMOUSLY.**

(b) Special Principal Use #292, 565 N Roast Meat Hill Road, Map 17, Lot 7A - accessory apartment

Chairman Lentz noted the letter from the Director of Health and the Fire Marshal have been received. The Director of Health indicated the property owner would have to replace the eastern septic tank with a new 1500 gallon septic tank at least 25' from the foundation as shown on the plan. The Fire Marshal indicated there should be interconnected smoke detectors and carbon monoxide detectors in the final plans. The bedroom casement shall be of sufficient dimension to afford the occupants a second means of egress should the stairway from the second floor become blocked during an emergency.

**Motion by O'Brien, second by Gross, to approve Special Principal Use #292, 565 N Roast Meat Hill Road, with conditions noted in the Director of Health letter dated October 16, 2014 and the Fire Marshal letter dated October 17, 2014. PASSED UNANIMOUSLY.**

(c) Municipal Improvement #293, 323 Route 81, Killingworth Town Hall Property - Emergency Operations Center

Michael Harkin, Professional Engineer, introduced himself as the applicant's representative. He reviewed the proposal for an Emergency Operations Center to be constructed on the existing barn building directly adjacent to the existing Town Hall. Mr. Harkin noted a formal presentation was made at the last meeting and was tabled pending receipt of the Town Engineer's letter and response from the Inland Wetlands & Watercourses Commission. Harkin noted he met with Joe Dillon, Town Engineer, last Friday wherein Mr. Dillon approved the sizing of the riprap. Plans were revised as of 10/20/14.

Mr. Harkin reviewed traffic flow through the site. He indicated there were no current signs or traffic flow pattern. Somewhere down the line, the Town will have to look at the whole 42.5 acres to come up with a new traffic flow pattern. This is currently a pre-existing problem.

Chairman Lentz read into the record a letter from the Joseph Dillon, Town Engineer, dated October 20, 2014.

It was noted consideration should be given to pavement markings for

Minutes of Regular Meeting No. 1082 of the Killingworth Planning & Zoning Commission Held Tuesday, October 21, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut  
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the purpose of improving and controlling vehicular circulation through the Town Campus.

Letter was received from the Inland Wetlands & Watercourses Commission. Mr. Harkin noted the closest wetlands was 500 feet away, but because there were wetlands on the 42.5 acres, they were required to submit to the Wetlands Commission for review. Mr. Harkin also noted he submitted a copy of the application to the Connecticut Water Company because it is within the watershed area (submitted certified green card for proof of mailing).

It was noted approvals have been received from the Inland Wetlands & Watercourses Commission, the Town Engineer, Director of Health and this was submitted to the Connecticut Water Company.

It was noted the two check dams have been detailed on the plans.

**Motion by O'Brien, second by Cook, to approve Municipal Improvement #293, Emergency Operations Center, 323 Route 81, as presented.** Discussion followed. Jim O'Brien noted the letter from the Town Engineer suggesting a traffic study should be forwarded to the Board of Selectmen. First Selectwoman Catherine Iino was present. She noted a complete overhaul of the paving of this complex is included in the long term Capital Plan. **PASSED UNANIMOUSLY.**

The letter from First Selectwoman Iino requesting a fee waiver was referenced. It was noted the Commission automatically grants these waivers.

**Motion by Gross, second by O'Brien, to move Agenda Item 3. Visitors to before Agenda Item 6. ZEO Report. PASSED UNANIMOUSLY.**

### 3. Visitors

#### (a) First Selectwoman Catherine Iino

First Selectwoman Iino distributed and reviewed a draft copy of the Town of Killingworth Tax Incentive Policy for Retail Businesses. She explained this would apply to phasing in assessments for large improvements on existing buildings in Town, limited to retail enterprises. The State allows Towns to enter into an agreement with a retail operation, but it would also have to go to Town Meeting. She noted the amount of the improvement can be changed. First Selectwoman Iino noted it is in the Town's interest to have existing buildings renovated to make them more commercially viable. One example is the new restaurant that recently opened.

Chairman Lentz asked if the Board of Selectmen were looking for the Commission's conceptual support and that it doesn't conflict with the Plan of Conservation & Development.

**Motion by Gross, second by Warren, that the Commission endorses the concept of a tax incentive policy for retail businesses noting the policy is consistent with the Town Plan of Conservation & Development. PASSED UNANIMOUSLY.**

#### 6. Zoning Enforcement Officer's Report

C. Jefferson noted she visited the site again, took some photos and Mr. Petrucelli has finally complied with the Court Order and what he had to do. The next Court date for compliance is November 10<sup>th</sup>.

C. Jefferson noted a Cease & Desist has been sent to 71 Route 80 for commercial activity on a residential property. There are several cars parked there (employees), huge pile of topsoil with a screener and a lot of construction equipment.

Permit Log for September was distributed.

#### 7. New Business

(a) Subdivision Application #317 - 2 lot Resubdivision of land of Facey, 79 Chestnut Hill Road, Map 26, Lot 6  
Roger Nemergut introduced himself as the applicant's representative. He noted 79 Chestnut Hill Road is directly across from the intersection of Champlin Hill Road. It has an existing house on it. He noted there was a resubdivision back in 1986 of an 11 lot subdivision.

The site plan was reviewed in detail. The subject property is 7.4 acres, part of a property owned by Kaharl and accessed off Madison Hollow.

Mr. Nemergut reviewed Open Space which was part of the 1986 Subdivision. 15.3% Open Space was dedicated at that time to the Land Trust. They are not proposing any Open Space with this subdivision. He further noted the subject lot was not part of the 1986 Subdivision. Chairman Lentz confirmed this would not require any dedication of Open Space.

Mr. Nemergut noted the subject property would be divided into two lots - a 4.5 acre lot with the existing house and a 2.9 acre vacant lot that would be sold to be developed as a house lot.

Chairman Lentz reiterated this would not require Open Space dedication and it would be a resubdivision requiring a public hearing. Said public hearing was scheduled for the next Commission meeting, November 18, 2014.

Mr. Nemergut noted the wetlands have been flagged and shown on the map on both lots. He also noted the property is surrounded by Land Trust property as a result of the Open Space dedication.

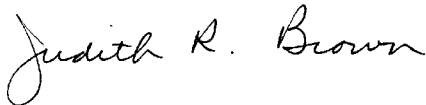
#### 8. Report of Officers and Subcommittees

Jim O'Brien noted he has some thoughts about what to do with the former Pharmedica building. He reviewed the area encompassing Route 81, Ely Road, Chittenden Road and Route 80. Perhaps something could be done to identify this area as the "Killingworth Village" where people could stop and shop and walk around. He felt this area has a lot of potential. He noted First Selectwoman Iino once talked about doing a large commercial district in this area. Chairman Lentz noted this whole area could potentially become part of a long range plan with the former Pharmedica building in the middle of it.

#### 9. Adjournment

There being no further business, the meeting adjourned at 8:45 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., Comm. Attorney
	Joseph Dillon, Town Engineer

Town of Killingworth  
Planning & Zoning Commission  
323 Route 81  
Killingworth, CT 06419

Legal Notice of Decision  
Town of Killingworth  
Planning & Zoning Commission

The Killingworth Planning & Zoning Commission at its meeting of Tuesday, October 21, 2014, took the following actions:

Approved Special Exception #291, with condition, Kevin Albrecht (applicant) and Paul Griswold (owner) for Special Principal Use, to add 2 bays to pre-existing nonconforming commercial garage building/use and addition of diesel fuel station on property located at 319 Route 81, Killingworth.

Approved Special Principal Use #292, with conditions, Margo Huebner, 565 N. Roast Meat Hill Road, Killingworth, for Accessory Apartment.

Approved Municipal Improvement #293, Town of Killingworth for Emergency Operations Center, 323 Route 81, Killingworth as presented.

Thomas Lentz, Chairman