

Minutes of Regular Meeting No. 1083 of the Killingworth Planning & Zoning Commission held Tuesday, November 18, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
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It is noted for the record a public hearing was held prior to the regular meeting for Subdivision Application #317 - 2 Lot Resubdivision of Land of Facey, 79 Chestnut Hill Road, Killingworth, Map 26, Lot 6. The public hearing commenced at 7:00 PM and closed at 7:30 PM.

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

1. Call to Order

Chairman Lentz called the meeting to order at 7:31 PM immediately following the above noted public hearing.

2. Minutes of Regular Meeting No. 1082 Held October 21, 2014

Motion by O'Brien, second by Cook, to approve October 21, 2014 Minutes amended as follows -

- **Page 3, under (c) Municipal Improvement #293 - Emergency Operations Center, 1st paragraph, 2nd sentence should read, "...to be constructed on the back of the existing barn building."**

PASSED UNANIMOUSLY.

3. Visitors - none.

4. Communications and Bills

The following memos pertaining to Subdivision Application #317 -

(1) Memo from Inland Wetlands & Watercourses Agency dated November 12, 2014.

(2) Memo from Jim McDonald, Fire Marshal, dated November 17, 2014 Re Site Plan Approval Review and Comments.

(3) Memo from Paul Hutcheon, Director of Health, dated November 7, 2014 Re Application #317 - 79 Chestnut Hill Road.

The following general correspondence -

(1) Special Exception Application #294 (corrected #) - Green Hill Martial Arts for Sign.

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- (2) Modification Application #295 (corrected #) - Kevin Albrecht (applicant) Property of Paul Griswold - Modification to Approved Special Exception.
- (3) Modification Application #296 - 163 & 167 Realty, 163 Route 81 - Modification to Approved Special Exception.
- (4) Memo from Paul Hutcheon, Director of Health, dated November 7, 2014, Re Application #295, Amendment to Application #291.
- (5) Memo from Jim McDonald, Fire Marshal, dated November 17, 2014, Re Special Exception Application for KW Garage, 319 Route 81, Site Plan Approval Review and Comments.
- (6) Petition for Amendment to Regulations, Clinton Land Use Commissions.
- (7) Original letter from Jacobson & Associates, dated October 20, 2014, Re Emergency Operations Center.
- (8) Withdrawal from Superior Court Re Cathie Jefferson ZEO v. John Petrucelli.
- (9) Copy of Planning & Zoning Commission Budget as of 11/3/14.
- (10) Copy of CT Federation of Planning & Zoning Agencies Bulletin.
- (11) Board of Finance notice for preparation of new budget due January 9, 2015.
- (12) State of CT D.O.T. notification to replace Bridge #01486, Route 79 over Hammosset River.
- (13) Revised Emergency Operations Center plans showing revised drainage from the last meeting.

Motion by O'Brien, second by Morgan, to add New Business Item 7(c) Application #296 Parking Lot at LaForesta. PASSED UNANIMOUSLY.

5. Old Business

- (a) Subdivision Application #317 - 2 Lot Resubdivision of Land of Facey, 79 Chestnut Hill Road, Map 26, Lot 6

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Chairman Lentz noted all approvals have been received. The Commission held a public hearing prior to this meeting. Lentz noted there seemed to be concerns from an abutter about wetlands, but there is nothing being proposed in the wetlands at this point. It was noted during the public hearing that the applicant would be removing the existing barn as shown on the submitted site plan.

Motion by O'Brien, second by Morgan, to approve Subdivision Application #317 Facey, 79 Chestnut Hill Road, for 2 Lot Resubdivision as presented. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer Report

C. Jefferson noted the lawsuit with John Petrucelli at 50 Spencer Hill Road has been withdrawn from Superior Court as the property owner is now in compliance.

C. Jefferson noted she will be doing an inspection on Friday regarding the Commercial Activities on a residential property (Smalley) letter referenced at the last meeting.

Permit Log for October 2014 was distributed.

C. Jefferson noted she spoke to First Selectwoman Iino about real estate signs. She has sent all real estate companies letters and called them but they continue to put out signs. She will begin notifying the town crew which signs they can remove.

7. New Business

(a) #294 Green Hill Martial Arts, 273 Route 81, Killingworth, Map 28, Parcel 29 - Sign for Non-Profit Businesses

It was noted Green Hill Martial Arts is renting the old Town Hall and would like to have a sign at the south entrance driveway to the Church. Chairman Lentz noted the Church has to sign off on this application as this is Church property. There was brief discussion as to whether there should be separate signs for each agency they might put in there. Perhaps a directory sign would be appropriate. C. Jefferson will send a letter to the Church Trustees. Chairman Lentz noted the Commission should hold off setting a public hearing until the next meeting.

(b) #295 Kevin Albrecht (applicant) and Paul Griswold (owner), 319 Route 81, Killingworth - Modification to Approved Special Exception #291 to increase width of proposed addition 10 feet

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Roger Nemergut and Kevin Albrecht were present. Mr. Nemergut noted they received approval for a 30' x 60' addition at the last meeting. They found out the cost to add 10 feet is minimal. It was the consensus of the Commission at the last meeting to get the original approval and then come back for an amendment for the 10 feet as the original application had already been noticed as a 30' x 60'.

Mr. Nemergut noted this modification is strictly related to the size of the building expanding it 10 feet back from the road in an easterly direction. There would still be 2 service bays. This was also submitted to the Fire Marshal and Health Director. Chairman Lentz read letters from the Fire Marshal and Health Director into the record.

Motion by O'Brien, second by Morgan, to approve Amendment to Special Exception #295 Kevin Albrecht (applicant) and Paul Griswold (owner) to increase width of proposed addition 10 feet with Fire Marshal condition that there be fire lane access to the back of the building and there be appropriate signage to designate clear access. PASSED UNANIMOUSLY.

(c) #296 163/167 Realty, Modification to Approved Special Exception for LaForesta Parking Lot

Don Venuti noted they are requesting an additional 40 feet for parking lot at LaForesta Restaurant. The entrance would remain as existing. The parking lot would be extended 40 feet. Mr. Venuti reviewed parking spaces and travel way. He noted people are still parking in the former hardware store and walking across the street. There was brief discussion regarding snow removal and the fact he will probably lose a few spots to piles of snow. Mr. Venuti noted the Inland Wetlands Commission didn't have any problem with this modification. Those wetlands have been filled in now for quite some time. It was also noted the parking spaces will all be marked. Chairman Lentz asked if the Wetlands Commission had approved this. C. Jefferson noted she was not at that particular meeting but did see the Commission's Record of Vote where it was approved.

Motion by O'Brien, second by Morgan, to approve Amendment to Special Exception #296 for LaForesta Parking Lot as presented. PASSED UNANIMOUSLY.

8. Report of Officers and Subcommittees

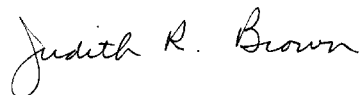
Paul McGuinness gave a brief review of CT D.O.T. Project #69-79, Bridge Replacement of Bridge No. 02680, Route 148 over Unnamed Brook.

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9. Adjournment

There being no further business, the meeting adjourned at 8:15 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
Joseph Dillon, Town Engineer