

Present - T. Lentz, Chairman
J. O'Brien
S. Morgan
D. Gross
G. Cook
S. Warren
C. Jefferson, ZEO

1. Call to Order

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

2. Minutes of Regular Meeting No. 1063 Held December 17, 2013

Motion by Gross, second by O'Brien, to approve December 17, 2013 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

(a) First Selectwoman Catherine Iino – commercial center study

First Selectwoman Catherine Iino and Selectman Louis Annino, Jr. were present. First Selectwoman Iino noted she wanted to discuss with the Commission the possibility of putting together an effort to re-examine the existing commercial district at the traffic circle. She noted while campaigning in the Fall, one comment she heard a lot was the town needs a better commercial district. There are a lot of empty buildings. Both business people and residents felt this was a drag on the town. First Selectwoman Iino discussed what the Town of Old Saybrook recently did to review their commercial district on Route 1 near the former Pat's Country Kitchen. Old Saybrook put together a committee of people with a variety of interests. It was not a Planning & Zoning Committee.

Selectman Annino noted this was discussed briefly at a recent Selectmen's meeting but he was uncomfortable dealing with this at the Selectmen's level. He felt strongly it belonged with Planning & Zoning whether it be at a representation level or start with P&Z. Annino felt personally the commercial district did not develop the way everyone thought it would and endorsed revisiting this matter.

First Selectwoman Iino noted there is a lot of traffic down Route 81, but not many stops to patronize town businesses. She felt the current local business owners would be eager to get involved.

Chairman Lentz noted there are pretty good requirements in the commercial district with good landscaping requirements. What's lacking is there haven't been any applications for anything new since those design requirements were adopted. There's nothing to tie the overall plan together.

C. Jefferson noted this has to start with a vision of what the town wants (pedestrian

friendly, streetscape, etc.). She briefly reviewed recent improvements done in the Town of Deep River and what their vision was.

Selectman Annino noted he heard commercial development was to get a tax base but the bigger the commercial district is the more services you need in town. Killingworth does not lend itself to that kind of development. Annino noted people are sensitive to the commercial area from the prospective of their homes and the impact on real estate value.

Geoff Cook noted there has to be a vision. Where does it come from? From a small group of elected officials or from people in the community? That is important. C. Jefferson agreed it is important that people have a say in what the vision is.

There was further discussion as to the vision and who would be on a committee. It was suggested perhaps Torrance Downes from RiverCog (who sat on the Old Saybrook committee) might serve on Killingworth's committee.

Stephanie Warren asked if anything has been brought to the public about enhancing the commercial area. Iino and Annino both replied not that they are aware of. No survey has been done.

There was discussion regarding the circle itself and bringing in the residential component. C. Jefferson also noted there should really be an "anchor" to draw people.

Chairman Lentz thanked First Selectwoman Iino and Selectman Annino and noted the Commission would discuss this further later in the meeting.

(b) Roger Nemergut – 32 Spencer Hill Road

Roger Nemergut noted he has a client on Spencer Hill Road with 27 acres with a single house on it. The property owner would like to split one lot off but lacks the frontage to do so. Mr. Nemergut briefly reviewed the site plan. He noted the most economical way to do this would be a private road. The grades are pretty flat but they don't have the 50 foot right-of-way. The owner could purchase property wide enough for the private road, but the regulations call for a center line curvature minimum of 175 foot radius. Nemergut noted the flatter the grade, the more radius has to be acquired. He asked the Commission if there was a way to relax the regulations and have the Town Engineer take a look at it. Chairman Lentz noted in the past the Commission has always deferred to the Town Engineer matters concerning roads. He also thought that if the Town Engineer didn't have a problem with it, the Commission could entertain it. Nemergut asked if the Town Engineer could take a look at this in advance of submission. C. Jefferson was instructed to call the Town Engineer and ask him to do this.

4. Communications and Bills

(1) Emails between Scott Papoosha and Thomas Lentz regarding Mr. Papoosha's request for an extension of time to come into compliance.

(2) Memo from Richard E. Leighton, Code Official, to Cathie Jefferson, Zoning Enforcement Officer, dated December 20, 2013, Re Proposed Restaurant, 163 Route 81, Site Plan Review/Fire Protection/Accessibility.

(3) Copy of Planning & Zoning Budget As Of 1/2/14.

(4) Emails between Pat Benjamin and Joe Dillon regarding proposed Restaurant at 163 Route 81.

(5) Notice from Connecticut Federation of Planning & Zoning Agencies of Annual Conference to be held March 13, 2014.

(6) Correspondence from Town of Clinton, Planning & Zoning Commission dated December 26, 2013 Re Petition to Amend Zoning Regulations, Section 1 Title and Jurisdiction; Section 3 Definitions; Section 24.1 Residential Schedule of Uses regarding Farm Uses. Public Hearing scheduled for February 3, 2014.

5. Old Business

(a) Special Exception #284, Hammonasset Realty, 163 Route 81 – restaurant – public hearing scheduled for January 21, 2014
Chairman Lentz reminded everyone a public hearing has been scheduled for this application on Tuesday, January 21, 2014.

Motion by O'Brien, second by Morgan, to add item to Old Business – Running Brook Farms Report. PASSED UNANIMOUSLY. It was noted an email was received from Scott Papoosha requesting an extension of time to February 15th. C. Jefferson suggested allowing the extension with the requirement that he come to the second meeting in February with plans for what he is going to do there. J. O'Brien noted he didn't see any problem with allowing the extension of time.
Motion by O'Brien, second by Morgan, to grant the request of Scott Papoosha to extend the deadline to February 15, 2014 with the understanding that whether he is finished or not, the manufacturing operation ceases on February 15, 2014. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer's Report

C. Jefferson noted an application has been received for a business (enclosures for basements) to move into a portion of the old True Value building. There will be an office, showroom, storage of equipment within the building and one pick up truck

(with name on side) to be stored outside. It was agreed this was a General Principal Use and did not have to come before the Commission for a Special Exception.

C. Jefferson noted she and Walter Adametz will do an inspection at the Petrucelli property on Spencer Hill Road next Tuesday. The Court date was pushed off another two weeks until January 21, 2014.

C. Jefferson noted an application was submitted to Zoning Board of Appeals to allow for construction of 6 additional one bedroom apartments at the former Pharmedica building. It was agreed C. Jefferson will send a letter to ZBA stating this is a usage that is not allowed.

Chairman Lentz asked C. Jefferson to remind Attorney Howard he was going to review the proposed marijuana regulations to see if they conform to State Statutes.

Copy of Permit Log for December 2013 was distributed.

7. New Business

Jim O'Brien noted he read in Killingworth Today that the Reznik property on Roast Meat Hill Road had been sold.

Chairman Lentz noted he saw the B&B on Fire Tower Road was advertising classes. C. Jefferson will look into this to see if a permit is required.

With regard to the commercial center study discussed earlier in the meeting, a brief discussion followed. It was agreed this was something that probably should be pursued but Planning & Zoning should not be initiating it. It was further agreed the Selectmen should initiate it and ask for volunteers to serve on a committee and Planning & Zoning should have representation on that committee. It was also agreed there should be a decision as to the exact geographical area being considered.

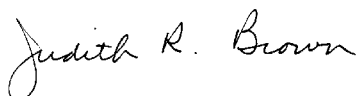
8. Report of Officers and Subcommittees

Nothing further to report.

9. Adjournment

There being no further business, the meeting adjourned at 8:30 PM.

Respectfully submitted,



Minutes of Regular Meeting No. 1064 of the Killingworth Planning & Zoning Commission Held Tuesday, January 7, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
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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