

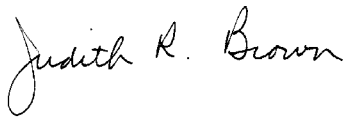
**Town of Killingworth
Planning & Zoning Commission
323 Route 81
Killingworth, Connecticut 06419**

Planning & Zoning Commission
Notice of Vote
February 4, 2014

Members Present – Lentz, Morgan, Gross, Warren, Gay (seated for O'Brien) and Naiman (seated for Cook). McGuinness, non-seated alternate, was also present.

Motion by Gross, second by Gay, to approve January 21, 2014 Minutes as written. PASSED UNANIMOUSLY.

Respectfully submitted,

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

Judith R. Brown, Recording Secretary

Minutes of Regular Meeting No. 1066 of the Killingworth Planning & Zoning Commission Held Tuesday, February 4, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
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Present - T. Lentz, Chairman
S. Morgan
D. Gross
S. Warren
R. Naiman (seated for G. Cook)
J. Gay (seated for J. O'Brien)
P. McGuinness (non-seated alternate)

1. Call to Order

Chairman Lentz called the meeting to order at 7:02 PM.

2. Minutes of Regular Meeting No. 1065 Held January 21, 2014

Motion by Gross, second by Gay, to approve January 21, 2014 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

(a) Killingworth Garage – possible expansion of service area
No one was present representing Killingworth Garage.

4. Communications and Bills

(1) Planning & Zoning Commission Budget As Of 02/01/14.

(2) Stipulated Order for Zoning Enforcement Officer v. John J. Petrucelli.

(3) Letter from Cathie S. Jefferson to Killingworth Zoning Board of Appeals dated January 23, 2014 Re Variance Application for 257 Route 80.

(4) Emails Re Variance Application for 257 Route 80.

(5) Subdivision Application #316, Estate of Faith McKenzie, 61 River Road.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

Chairman Lentz read into the record the letter from Cathie Jefferson to Killingworth Zoning Board of Appeals and subsequent email from Attorney Michael Cronin to Judy Brown, KZBA Recording Secretary, withdrawing the variance application.

Chairman Lentz read into the record the Stipulated ORDER Re Zoning Enforcement Officer v. John J. Petrucelli.

Chairman Lentz noted he and Cathie Jefferson met with Scott Papoosha at Running

Brook Farms. Mr. Papoosha has agreed to have everything cleaned up by February 15th. They discussed future plans. Mr. Papoosha claims that most nurseries do some processing. He would like to be able to processing for trees from the Town or that CL&P cuts down in Town. He would move the storage of trees for processing to the back of the property. Chairman Lentz noted the Zoning Regulations do not allow for processing, but perhaps the Commission might consider a new regulation which would allow limited processing as an accessory use in the commercial zone for nurseries. This would be subject to either a site plan review or Special Exception with conditions. Chairman Lentz noted the tone of the meeting was very constructive and cooperative. He noted this will be discussed further at the next meeting when the ZEO is present.

Chairman Lentz noted Cathie Jefferson emailed an inquiry to the List Serve regarding how other local towns deal with meetings and deadlines during inclement weather. It appears there is no general state wide policy regarding this matter. Some suggestions were holding a Special Meeting, getting an extension of time from the applicant or just opening the hearing and continuing it. It was also suggested perhaps there could be a "storm team" made up of people who don't mind driving in the bad weather as long as there are 4 to make up a quorum. An alternative could also be someone with 4 wheel drive could pick up other members willing to go out in the storm.

The Permit Log for January 2014 was distributed.

7. New Business

(a) Subdivision Application #316 – 3 Lot Subdivision, 61 River Road, Map 35 Lot 10

Chairman Lentz noted this application was being received tonight but no one was present representing the applicant. They will be coming in to the next meeting. They still have not obtained approvals from the Director of Health, Inland Wetlands or Code Official yet. This application is for 3 lots, all with frontage on River Road.

8. Report of Officers and Subcommittees – none.

9. Adjournment

There being no further business, the meeting adjourned at 7:28 PM.

Respectfully submitted,

Judith R. Brown

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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
Joseph Dillon, Town Engineer