

Minutes of Regular Meeting No. 1069 of the Killingworth Planning & Zoning Commission Held Tuesday, March 18, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 1 of 3

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

1. Call to Order

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

2. Minutes of Regular Meeting No. 1068 Held March 4, 2014

Motion by Gross, second by Morgan, to approve March 4, 2014 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Letter from Scott Papoosha to Cathy Jefferson dated 3/14/13 Re RBF.

(2) Application #286, Site Plan Approval, Sean Connelly, 10 N. Chestnut Hill Road – accessory apartment.

(3) Revised Subdivision Plans for Subdivision Application #316, dated 3/4/2014.

(4) Copy of email from Richard E. Leighton to Matthew Raucci dated March 7, 2014, Re 61 River Road – Fire Protection Plan.

(5) Letter from Maura A. Esposito to Killingworth Planning & Zoning Commission dated March 11, 2014 Re Subdivision 61 River Road.

5. Old Business

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

Chairman Lentz reviewed the two pieces of correspondence noted above – email from Richard E. Leighton and letter from Maura A. Esposito. Commission members reviewed revised plans submitted at this meeting. Dave King noted there were two items the Commission asked to be addressed – one was that the area around the septic system be brought up to grade and the second was the location of the fire tank. King noted the amount of fill around the septic system would be minor and the 30,000 gallon fire tank is located just up hill of the existing building.

Minutes of Regular Meeting No. 1069 of the Killingworth Planning & Zoning Commission Held Tuesday, March 18, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 2 of 3

Dave Gross asked if this was in a floodplain. Mr. King stated there was a floodplain but it was adjacent. This stream drains very well and neither one of the buildings are subject to flooding.

Chairman Lentz asked about the grade on the driveways. Mr. King stated he discussed the driveways with Mr. Leighton and believed they would be paved. Chairman Lentz noted there should be a note on the plan stating the driveways will be paved. It was noted Walter Adametz must approve the driveways.

It was also noted the 50 foot easement requested by the Land Trust was added to the plans. It was further noted the Wetlands Commission has approved this and there is a letter from the Land Trust regarding the Open Space.

Motion by O'Brien, second by Morgan, to approve Subdivision Application #316, 3 Lot Subdivision, 61 River Road, Map 35, Lot 10, as submitted with the condition that the driveways in excess of 10% slope will be paved and said driveways do not exceed 12%. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer's Report

C. Jefferson briefly reviewed the letter received from Scott Papoosha noted above. Jefferson suggested members ride by the location before the April 1st meeting in order to decide what to do next.

C. Jefferson noted the former Holly Loft building has now been sold. A deed was filed combining the two properties. She met with the new owner who is planning on starting on the new restaurant. There will be two new septic systems.

Permit Log for February was distributed.

C. Jefferson noted the Building Official will be leaving April 1st and the Director of Health will be leaving April 15th.

7. New Business

(a) #286 Principal Use Site Plan Application – 10 N. Chestnut Hill Road – Sean Connelly, accessory apartment

C. Jefferson noted this application is pretty straight forward. It is an after the fact application. Both the Code Official and the Director of Health have done inspections. Still waiting for approvals in writing.

8. Report of Officers and Subcommittees

Recording Secretary Brown (who is the Chester Zoning Compliance Officer) gave a report on the status of the proposed changes to the Haddam Zoning Regulations

Minutes of Regular Meeting No. 1069 of the Killingworth Planning & Zoning Commission Held Tuesday, March 18, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 3 of 3

pertaining to marijuana producer facilities. She noted the Chester Planning & Zoning Commission Chairman attended that public hearing to voice Chester's opposition to it. The Haddam Planning & Zoning Commission reconsidered the change and eliminated marijuana producers from the residential district. It approved them for the Commercial and Industrial Districts only.

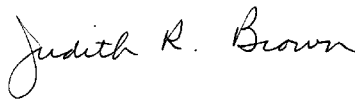
Joan Gay noted she is Killingworth's representative on the 9 Town Transit District. She reviewed the routes noting they would like to expand the Route 81 route starting at the Clinton/Killingworth line and going all the way to Middletown. Gay noted there would be a public hearing in Clinton on April 7th and asked for the Commission's support by either someone attending the hearing or a letter from the Commission. She further noted the CT DOT is looking to see if the community supports such an expansion of the route.

Motion by O'Brien, second by Gross, to send a letter of support for the proposed Route 81 Expansion of the 9 Town Transit District. PASSED UNANIMOUSLY. Chairman Lentz will prepare the letter and email it to Joan Gay before the hearing.

9. Adjournment

There being no further business, the meeting adjourned at 7:40 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