

Minutes Of Regular Meeting No. 1073 of the Killingworth Planning & Zoning Commission Held Tuesday, May 20, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut  
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Present: T. Lentz, Chairman C. Jefferson, ZEO  
J. O'Brien  
S. Morgan  
D. Gross  
G. Cook  
S. Warren  
P. McGuinness (non-seated alternate)  
R. Naiman (non-seated alternate)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1072 Held May 6, 2014

**Motion by Morgan, second by Cook, to approve May 6, 2014 Minutes as written. PASSED UNANIMOUSLY.**

3. Visitors - none.

4. Communications and Bills

(1) Affidavit of Publication for Notice of Public Hearing for Special Exception #287.

(2) UCONN CLEARSCAPES Newsletter for Spring 2014.

(3) Letter from State of Connecticut Department of Transportation to Roger Nemergut, P.E. dated April 11, 2014 Re Improvements to Irene Sheldon Park, Route 80, Town of Killingworth.

(4) Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter for Spring 2014, Volume XVIII, Issue 2.

5. Old Business - none.

6. Zoning Enforcement Officer's Report

ZEO Jefferson noted Mike Amato and his Father received approval in 2003 to build just south of the Day Care property on Route 81. She explained the State has changed the timing for completion on Special Exceptions. If approval was before 2009, they have 9 years to complete and the ability to request an additional 5 years up to 14 years. The Amatos are still trying to decide what to do with this property. Chairman Lentz noted this would probably be a new

application. Cathie Jefferson also noted she mentioned to the Amatos the plan to revitalize that area in the hopes they might be interested.

ZEO Jefferson noted she toured the new restaurant on the corner of Stevens Road and Route 81. They hope to be open in about 3 weeks. Everything looks very nice.

ZEO Jefferson noted the Killingworth Village is being sold. The attorney for Southport Holdings has requested a Certificate of Zoning Compliance. It is hoped the new owners will proceed with the recent application for improvements. Jefferson further noted things are starting to pick up in that commercial area.

ZEO Jefferson noted she spoke to First Selectwoman Iino today about having a traffic light at the corner of Stevens Road and Route 81. The people in that area have been talking to the State about this and wondered if First Selectwoman Iino would encourage the State to install a traffic light there.

7. New Business - none.

8. Report of Officers and Subcommittees

Chairman Lentz noted a public hearing has been scheduled for July 15<sup>th</sup> for new proposed Zoning Regulations.

Jim O'Brien noted the Regional Planning Commission met last night but did not have a quorum. The Town of Clinton had presented a new set of regulations pertaining to buried tanks that was stricter than the State's regulations. The RPC had considerable amount of discussion about this proposed regulation and how it was written. A letter will be sent to the Town of Clinton advising them of the RPC comments.

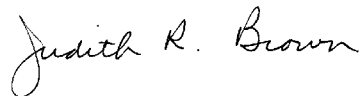
Jim O'Brien noted the Town of Old Saybrook was working on two changes to its Plan of Conservation and Development even though the 10 year cycle wasn't up. There was discussion as to whether or not the 10 year cycle restarts if modifications are made to the POCD in between. C. Jefferson was asked to research the time periods and whether or not the 10 year cycle starts over again if modifications are made. Chairman Lentz noted the Town of Killingworth Plan of Conservation & Development was done in 2008 so therefore the 10 year update would be 2018.

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9. Adjournment

There being no further business, the meeting adjourned at 7:18 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

cc: Town Clerk  
Board of Selectmen  
Commission Members  
C. Jefferson  
Conservation Commission  
Inland Wetlands & Watercourses Com.  
Public Works  
William Howard, Esq., Comm. Attorney  
Joseph Dillon, Town Engineer