

Minutes of Regular Meeting No. 1079 of the Killingworth Planning & Zoning Commission Held Tuesday, September 2, 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)  
J. Gay (non-seated alternate)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1078 Held August 19, 2014

**Motion by O'Brien, second by Gross, to approve August 19, 2014 Minutes as written. PASSED UNANIMOUSLY.**

3. Visitors

(a) Michael Harkin - Emergency Ops Center Preliminary Planning  
Michael Harkin, 78 Wolf Hollow Lane, introduced himself on behalf of the Town of Killingworth for a proposed Emergency Operations Center to be constructed on the Town Campus property. He reviewed the existing barn and parking area noting they are looking to put an addition on the barn. There would be a 14 ½' x 24' wide entry with a 36' long x 24' wide Emergency Ops Center. Mr. Harkin noted an addition would be added to the barn building with the hope to create the barn into a large meeting area in the future. Tonight's discussion is just about the addition for the EOC. The hope is to come back at the next meeting with a formal proposal.

Mr. Harkin reviewed in detail the addition, the parking area and how this would make for a smoother transition to the Fire House and to the back. He reviewed elevations, water, utilities, subsurface sewage system, drainage as well as access to the State Trooper's Office and handicap access.

Jim O'Brien asked if another well would have to be drilled. Mr. Harkin replied potentially yes, but they weren't sure if a new well would have the same salt problem.

Paul McGuinness asked if it had its own generator. Mr. Harkin replied yes.

Chairman Lentz asked about building materials. Mr. Harkin noted the

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architect will be at the next meeting to review building materials. It will not be a metal building, but will match what is there.

Joan Gay asked if this has been discussed with the Board of Selectmen. David Gross noted there is a building committee with one Selectman on that committee. Gross further noted this is a separate stand alone project being paid for by the STEAP Grant. Joan Gay noted she just wants to make sure what Planning & Zoning does is in conjunction with the Board of Selectmen and the Town Office Building Committee. David Gross noted initially the plan included the EOC. So as not to lose the STEAP Grant, a decision was made by the Board of Selectmen to after the stand alone project and do the EOC with the STEAP Grant.

David Gross noted this was originally approved at the Town Budget Hearing and a couple weeks ago it was voted to accept the STEAP Grant.

Mr. Harkin noted the septic system has been designed not only for the EOC, but also for the future meeting room. The septic is based on people and square footage.

Paul McGuinness confirmed this was just the Killingworth EOC.

Chairman Lentz noted any application would have to be signed by the First Selectwoman.

#### 4. Communications and Bills

(1) Sample Sexually Oriented Business Ordinance was received from another town which regulates adult book stores, etc. Chairman Lentz noted he has been urged over the last 10 years to adopt something similar to this with the same stipulations. Stephanie Warren noted she reviewed the Ordinance and discussed aspects of it indicating it covers things one may not want to think about. Warren further noted it actually serves to make sense and establishes limitations near schools, residences, etc. Chairman Lentz noted the Town currently does not have such a regulation. C. Jefferson noted this would be an Ordinance and it would take it out of Planning & Zoning and be a Police action. Chairman Lentz explained the difference between an Ordinance and a Zoning Regulation. An Ordinance is formed by the Board of Selectmen, voted on at Town Meeting and enforced by the Town as opposed to a Zoning Regulation voted on by the Planning & Zoning Commission and enforced by the Zoning Enforcement Officer. There would be more "teeth" in a Town Ordinance. It was agreed to do a

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little research on the matter of Ordinance vs. Zoning Regulation and perhaps give this back to the Board of Selectmen to establish an Ordinance.

5. Old Business

(a) Signage Review at Sheldon Field

C. Jefferson noted when the Municipal Improvement was done for Sheldon Field there were 3 scoreboards. They now want to sell sponsorships that would hang on the bottom of the scoreboards. They would probably change every year. Size and number of signs were discussed in detail.

Chairman Lentz noted the Commission in 2009 adopted a Municipal Non-Profit Sign Regulation and amended it in 2011. What is allowed is a business name, organization name or advertising with an aggregate area not to exceed 12 square feet. Chairman Lentz also reviewed the Directory Sign Regulation. There was much discussion regarding Municipal Non-Profit Sign vs. Directory Sign.

It was decided the sign should be kept under 30 square feet in total with 10 square feet for each sign with as many names as can fit in the 10 square feet.

6. Zoning Enforcement Officer Report

C. Jefferson noted she obtained Open Space information from Dave Gumbart and has forwarded it on to Tighe & Bond. She also contacted Regional Planning, but they do not have any further information. Waiting to get this back from Tighe & Bond.

Walter Adametz has been working on adding better descriptions in the Plan of Conservation & Development encouraging Agricultural activities. There should also be corresponding definitions in the Zoning Regulations pertaining to Agriculture.

Permit Log for August 2014 was distributed.

7. New Business - none.

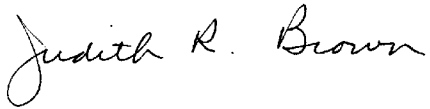
8. Report of Officers and Subcommittee - none.

9. Adjournment

There being no further business, the meeting adjourned at 7:45 PM.

Respectfully submitted,

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

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