

Minutes of Regular Meeting No. 1106 of the Killingworth Planning & Zoning Commission Held on Tuesday, December 1, 2015 at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
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Present: T. Lentz, Chairman C. Jefferson, ZEO
S. Warren
P. McGuinness
T. Hogarty
G. Cook
J. Gay (seated for Gross)
A. Martin (non-seated alternate)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1105 Held November 17, 2015

Motion by Warren, second by Gay, to approve November 17, 2015 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Letter from Jacobson & Associates to Planning & Zoning Commission dated November 17, 2015 Re Old Coach Road Subdivision, Engineering Review.

(2) Letter from Jacobson & Associates to Planning & Zoning Commission dated November 30, 2015 Re Old Coach Road Subdivision, Engineering Review.

(3) Letter from Jacobson & Associates to Planning & Zoning Commission dated November 30, 2015 Re Old Coach Road Subdivision, Bond Estimate.

(4) Planning & Zoning Budget As of 11/30/15.

(5) Revised Plans for #318 Old Coach Road Subdivision dated 11/30/15.

5. Old Business

(a) Subdivision Application #318 “Old Coach Road”, 13 Lot Subdivision on land of Karen & Michael Milano, 140 Roast Meat Hill Road

Chairman Lentz read into the record the Town Engineer's letter of November 17, 2015 with five comments. Lentz noted he believed these comments have already been addressed.

Tom Stevens, representing the applicant, noted this presentation was started on November 17th. He has done most of the changes. The letter from Joe Dillon dated November 30th just

referenced the November 17th letter. Stevens also noted he has submitted a supplemental drainage report addressing Mr. Dillon's comments #3 and #5. He also noted contours are now labeled for the proposed roadway. Driveway contour information has also been added. A note has been added to the plan regarding the box culvert. Stevens further noted Mr. Dillon has requested 2' shoulders for driveways Lots 7 and 8 and guiderails as well as Lot 9. There was a brief discussion regarding the guiderails.

Tom Stevens noted the limit of woods and hayfields has been shown on the overall plans (sheet 2).

There was discussion regarding tree planting. They are proposing maximum of 16 trees being planted, location as shown subject to approval of ZEO (1 3/4" diameter, 10' tall). Chairman Lentz asked if this was the compensatory trees. Mike Milano replied no, this was part of the construction of the road. Lentz asked if some trees were proposed for Lot 8. Mr. Milano replied no, but at the last meeting he mentioned there may be some sugar maples up and down the road. It was noted Lot 8 would be pasture. Tom Stevens noted the sugar maples have been located on the plan (sheet 7).

Chairman Lentz read the Town Engineer's letter dated November 30th into the record. Said letter indicated he had no objection should the Commission choose to approve subject application as his concerns have been addressed.

Chairman Lentz noted the 3rd letter from the Town Engineer had to do with the bond estimate. Mr. Milano noted some of the prices set by Mr. Dillon were high and asked if he should talk to the Town Engineer. It was noted in order to start work on the road, the E&S Bond needs to be posted. The Town Engineer can re-evaluate the bond at any time.

Chairman Lentz noted everything seems to be in order. Letters have been received from Sanitarian, Wetlands, Fire Protection and Engineer's comments have been addressed.

Motion by Cook, second by Warren, to approve revised plans, dated 11/30/15, for Subdivision Application #318 "Old Coach Road", 13 Lot Subdivision on Land of Karen & Michael Milano, 140 Roast Meat Hill Road, as presented subject to a bond as specified by the Town Engineer. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer's Report

ZEO Jefferson noted she recently signed off on a form required for "Hope" which is a place for rescued birds. They will soon be taking in a rescued Bald Eagle.

ZEO Jefferson reported the pile of lobster pots at 88 Green Hill Road has grown. She will notify the property owner this is a customary home occupation which will require the pots to be put in some kind of a structure.

Permit Log for November was distributed.

7. New Business

Motion by Hogarty, second by Gay, to add item under New Business – Appointment of Zoning Enforcement Officer. PASSED UNANIMOUSLY.

(a) Election of Officers

Motion by Gay, second by Hogarty, to nominate Thomas Lentz as Chairman. Motion by Gay, second by McGuinness, to close nominations. Passed Unanimously. Vote on original motion – PASSED UNANIMOUSLY.

Motion by McGuinness, second by Cook, to nominate David Gross as Vice Chairman. Motion by Gay, second by Hogarty, to close nominations. PASSED UNANIMOUSLY. Vote on original motion – PASSED UNANIMOUSLY.

Motion by Gay, second by Cook, to nominate Stephanie Warren as Secretary. Motion by Gay, second by Hogarty, to close nominations. PASSED UNANIMOUSLY. Vote on original motion – PASSED UNANIMOUSLY.

(b) Appointments to Lower Connecticut River Valley Regional Planning Commission

Motion by Gay, second by Cook, to appoint Stephanie Warren to fill the remaining term of J. O'Brien to the Lower Connecticut River Valley Regional Planning Commission thru 12/31/16. PASSED UNANIMOUSLY.

Motion by Cook, second by Gay, to appoint Alec Martin as Alternate to fill the remaining term of S. Warren to the Lower Connecticut River Valley Regional Planning Commission thru 12/31/16. PASSED UNANIMOUSLY.

(c) Appointment of Zoning Enforcement Officer

Motion by Hogarty, second by Warren, to appoint Cathie S. Jefferson as Zoning Enforcement Officer. PASSED UNANIMOUSLY.

8. Report of Officers and Subcommittees

Stephanie Warren noted proposed 2016 Meeting dates were handed out at the last RiverCog meeting. She indicated there was some grant money available and they have to do a number of public outreach events every year about conservation, development, etc. They would like to

